

Pre-Inspection Prep Checklist

Tips for Agents & Their Clients to Ensure a Smooth Home Inspection

A well-prepared home inspection helps the process go faster, avoids delays, and makes a great impression on buyers. Share this checklist with your clients before inspection day.

Utilities & Systems

- Turn on all utilities (electric, gas, water).
- Ensure pilot lights are lit (furnace, water heater, fireplace).
- Replace any burned-out light bulbs.

Access & Entry

- Unlock all areas: garages, sheds, crawl spaces, basements, attics, and gates.
- Provide keys or codes for all locked areas (pool house, electrical panels, etc.).
- Ensure the attic hatch is clear and accessible.

Interior Prep

- Declutter access points (water heater, furnace, electrical panel, attic ladder).
- Secure or remove pets during the inspection.
- Test smoke and carbon monoxide detectors.

Exterior Prep

- Clear debris away from foundation, siding, and HVAC units.
- Trim plants or shrubs blocking access to outdoor systems.
- Unlock exterior doors and storage areas.

General Readiness

- Leave the remote controls for built-in systems (garage door, gas fireplace, ceiling fans).
- Have receipts or documentation ready for recent repairs, upgrades, or warranties.
- Make sure house is clean and tidy—it creates a positive impression.



A little preparation goes a long way! Following this checklist helps avoid delays and ensures the inspector can provide the most complete, accurate report possible.

