SUNNYSIDE HOME INSPECTION

Pre-Inspection Checklist

Address:_____ Inspection Date:_____

GAS SERVICE

☐ Y ☐ N Is the Gas service on?
Gas service need to be on at the time of inspection

☐ Y ☐ N Are the main gas valves in the open position?
Gas valves need to be open at the time of inspection

☐ Y ☐ N Are there any Gas leaks or problems that would prevent testing or inspection of gas appliances?

If Yes, what are they? _____

☐ Y ☐ N Are all the valves for all gas appliances on?
Gas valves need to be open at the time of inspection

ELECTRICAL SYSTEM

☐ Y ☐ N Is there a minimum floor to ceiling clearance of 36" on each side and 48" in front of the main electrical panel and all sub-panels?
Unrestricted access to the electrical panels is needed. All furniture, boxes, and other items must be removed if they are blocking access. Electrical panels that do not have this proper clearance will not be able to be inspected.

☐ Y ☐ N Are all electrical circuit breakers in the "ON" position? Are fuses properly installed?
All circuit breakers need to be ON and all fuses properly installed

If No, explain:_____

☐ Y ☐ N Are there any electrical appliances (including light fixtures, etc.) that cannot be operated during the inspection?
If Yes, what are they?_____

☐ Y ☐ N Are there any electrical hazards in the house?

If Yes, what are they?_____

☐ Y ☐ N Are there any problems that would prevent testing the electrical system?

If Yes, what are they?_____

Additional comments or information:

SUNNYSIDE HOME INSPECTION

Pre-Inspection Checklist

Address:_____ Inspection Date:_____

WATER SYSTEM

☐ Y ☐ N Is the water service on?
Water service needs to be on at the time of inspection

☐ Y ☐ N Are the main water valves in the open position?
Water valves need to be open at the time of inspection

☐ Y ☐ N Are all the water valves throughout the home in the open position?
Water valves need to be open at the time of inspection

☐ Y ☐ N Are there any plumbing leaks or problems that would prevent testing or inspection of the plumbing system?
If Yes, what are they?_____

Where is the water meter located? _____

☐ Y ☐ N Is access to the water meter open and unrestricted?
Unrestricted access to the water meter is needed. All furniture, boxes, and other items must be removed. The water meter, and associated plumbing and equipment, will not be able to be inspected if adequate access and clearance is not given.

☐ Y ☐ N Is access to the main house trap (waste line cleanout) open and unrestricted?

HEATING AND AIR CONDITIONING

☐ Y ☐ N Is the heating system capable of being operated during the inspection?

☐ Y ☐ N Is the central air conditioner (or split system) capable of being operated during the inspection?
To avoid damage to the compressor, air conditioning systems will not be operated in temperatures below 60 deg.F. Window units are not part of a home inspection and will not be inspected.

☐ Y ☐ N Are there any problems or hazards that would prevent testing or inspection of the heating or air conditioning system?
If Yes, what are they?_____

ATTIC

☐ Y ☐ N Does the house have an attic?

☐ Y ☐ N Is the attic access open and unrestricted?

Describe the attic access and location or locations (check all that apply):

- ☐ Clothes closet overhead portal
- ☐ Hallway overhead portal
- ☐ Fixed stairway
- ☐ Pull-down stairway
- ☐ Other (describe) _____

☐ Y ☐ N Are there any restrictions or hazards that would prevent the inspection of the attic?
If Yes, what are they?_____

☐ Y ☐ N Are there stored items in the attic?
Stored items will limit visibility. Therefore the inspection of the attic will be limited if there are stored items.

SUNNYSIDE HOME INSPECTION

Pre-Inspection Checklist

Address:_____ Inspection Date:_____

ROOF

☐ Y ☐ N Does the home have a "low slope roof" (aka flat roof)?

☐ Y ☐ N Is there roof access from inside the home?

☐ Y ☐ N Is the access hatch currently operable?

Describe the roof access and location:

- ☐ Closet overhead portal - no existing ladder
- ☐ Closet overhead portal - with fixed or pull down ladder
- ☐ Hallway overhead portal - no existing ladder
- ☐ Hallway overhead portal - with fixed or pull down ladder
- ☐ Fixed stairway or ladder on exterior of building (i.e.: fire escape)
- ☐ No known Access from inside
- ☐ Other (describe) _____

CRAWLSPACE

☐ Y ☐ N Does the home have a crawlspace? Describe:_____

Where is the crawlspace access? _____

☐ Y ☐ N Is the crawlspace access open, dry, and unrestricted (all loose items must be removed)

☐ Y ☐ N Are there stored items in the crawlspace?

Stored items will limit visibility. Therefore the inspection of the crawlspace will be limited if there are stored items.

☐ Y ☐ N Are there any restrictions or hazards that would prevent the inspection of the crawlspace?

If Yes, what are they?_____

OTHER

☐ Y ☐ N Is the home occupied?

If the home is occupied please allow time and space for the inspection process. We are committed to respecting your privacy and property. We will make every attempt to return systems settings to their original positions and leave the property exactly how we found it.

☐ Y ☐ N Are there any animals or pets in the home?

Please ensure that any pets/animals are placed in a secure area to avoid conflicts or accidental escape. It is sometimes easier to take them to a different location during the inspection to avoid stress.

☐ Y ☐ N Is there an alarm system?

All alarm systems need to be disarmed at the time of the inspection

☐ Y ☐ N If there is a garage, are all vehicles removed?

All vehicles and other obstructions should be removed prior to the inspection

☐ Y ☐ N Are there any other restrictions or hazards that would prevent the inspector from performing a complete inspection?

If Yes, what are they?_____