

## Preparing for Your Residential Inspection

- ☑ Make sure all areas of the house and garage are accessible for the inspector. (Inspectors will not move furnishings, personal items or appliances.)
- ☑ Clean up exterior yard areas and property. Cut the lawn, trim overgrown bushes and shrubbery.
- ☑ Remove trash, debris and non-useable items throughout property.
- ☑ Repair broken or shutters, awnings, light fixtures, etc.
- ☑ Loose siding, chipped and peeling paint is not acceptable for the house, garage or shed.
- ☑ Make sure fences are repaired, painted and in good condition.
- ☑ Replace missing storm windows or screens; door knobs or handles.
- ☑ Check for leaking or dripping water supply lines and shut-off valves throughout the house.
- ☑ Smoke detectors are required to be installed in each room used for sleeping and in each story of the dwelling, including the basement.
- ☑ Ground-fault interrupter outlets (GFI's) are required to replace existing outlets in bathrooms, existing outlets within six feet of the kitchen sink, existing wall outlets in the garage and on the exterior of the property.
- ☑ Vacuum breakers, also known as backflow prevention devices, are required on laundry tubs and outdoor water spouts.
- ☑ Outlet and light switch plate covers are required over all electrical switches and outlets.
- ☑ Handrails are required on stairways with three (3) or more steps.
- ☑ Basement stairs must be enclosed by a guardrail or wall.
- ☑ A copy of a carbon monoxide test completed by a licensed mechanical contractor.

\* This list includes common violations found during residential home inspections, but other items may be found noncompliant. Approval is subject to the discretion of the inspectors. Permits for rentals/resales include the cost of ONE additional inspection (per inspector) to allow for the correction of any items found in violation.