

Homeowner's Builder Warranty Pre-Inspection Checklist



Preparing your home for an inspection

Your GPI inspector will check hundreds of components in your home, including structural, mechanical and electrical systems. However, as the homeowner, you may be aware of certain irregularities. Going through the following checklist prior to your inspection will help us provide you the most thorough home inspection possible: *(Please present your answers to the following questions to your inspector at the time of your inspection.)*

1. Has your builder made any repairs since you moved in that are unacceptable to you? Yes ___ No ___
If so, please describe. _____
2. Have you noticed any squeaky floors or stairs? Yes ___ No ___
Where? _____
3. Have you noticed any windows which don't work properly, are fogged or cracked? Yes ___ No ___
Where? _____
4. Have you noticed any faucet leaks or roof leaks? Yes ___ No ___
Where? _____
5. Have you noticed any lights switches, fixtures, or electrical outlets that don't work properly?
Yes ___ No ___
Where? _____
6. Have you noticed any areas of the home which are warmer or cooler than other areas? Yes ___ No ___
Where? _____
7. Have you noticed problems with any shower, tub or toilet? Yes ___ No ___
Where? _____
8. Any paint problems, missing tile grout, or other cosmetic concerns you would like noted in your inspection report? _____
9. Have you noticed problems with any built-in appliances? Yes ___ No ___
Please describe _____

Other notes for your inspector:

A home inspection is a visual inspection of hundreds of your home's components. For the best results, please provide easy access to the following areas:

- Attic access door. This may be in a closet, hallway or garage.
- Under room crawlspace access doors. Also, remove any stored items from the space.
- Water meter and main water line.
- Hot water heater and surrounding area.
- Furnace and surrounding area.
- Air conditioning units and surrounding area.
- Main electrical panel and any sub panels.
- Remove decorative items from doors and windows.
- Kitchen counter tops and appliances (remove items from the oven and dishwasher).
- Foundation walls, especially the corners of the basement.
- Garage overhead and service doors.
- Provide a safe place for pets. This may mean taking them to a friend or relative.