



TJ Place Home Inspections, LLC
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Please make sure the home is ready for the inspection. This is a checklist for the sellers.

We will be at the house for 2-3 hours. At the conclusion of the inspection, we normally meet with the buyers for a review. This typically takes 15-20 minutes.

We will start by getting on the roof if possible, then walk around the entire house at least once. Fences should be unlocked and dogs in their pen so we have access to the entire outside. When the outside is complete, we will inspect the garage. Part of that inspection is opening and closing the automatic garage door and plugging a tester into the electric outlets.

When we enter the house, we will turn on and test all water faucets, tubs and showers. We will turn on and test the oven, range, range fan & light, microwave, garbage disposal and dishwasher in the kitchen. We will plug a tester into accessible outlets, run the furnace and air conditioning (only if outside temp is above 60°), and turn on all of the lights and ceiling fans. If your ceiling fan has a remote, please make it available so we can test the device. We do not test the washer and dryer.

- Make sure gas, water and electric are turned on. Not just turned on by the utility company, make sure the main valves are turned on and all room & appliances have access to the utilities. We will not turn on gas or water valves. Make sure pilot lights are lit for all gas appliances including gas fireplace. Make sure the main breaker is on as well as the circuit breakers so appliances and outlets can be tested.
 - Sometimes people turn off breakers to appliances and baseboard heaters. We cannot test them if they do not have power.
- Make sure the electric panel is accessible. We need to be able to stand in front of the box and remove the cover to review the wiring in the box.
- Make sure the crawlspace and attic access is accessible.
 - Sometimes there is a car parked in the garage and we cannot pull down the attic access to enter the attic.
 - Access in a closet can also be tricky if numerous items are in the closet. If possible, please remove as much from the closet so we can get in the attic/crawlspace panel.
 - If an attic/crawl space panel is screwed shut, then please remove the panel so we can get in the area for review.

Please contact us at the contact information listed above if you have any special requests or questions.