



Home Inspections . Sewer Inspections . Radon Testing . Mold Testing . Moisture Intrusion
Commercial Inspections . branchInvestigations.com . (612) 440-8466

Start Outside with the Exterior

- Check for cracks in any sidewalks or stoops.
- Check driveway condition; does it need sealing or other repair?
- Inspect the roof (if you can do so safely); do you see signs of loose or broken shingles?
- Can you see any signs of wear like cracks or missing mortar on the chimney? Make sure a flue cap is installed.
- Clean gutters and downspouts if they are clogged with any debris.
- Ensure all downspouts are intact and connected and draining at least 6 feet from foundation.
- Check the exterior paint; is it chipping or peeling?
- Check foundation for cracks or signs of water pooling. Caulk smaller cracks, call for help with bigger.
- Check window condition and note if washing is necessary. Examine caulk at corners and update as needed.
- Remove storm windows and replace with screens if desired.
- Fill in any gaps/holes in siding or exterior where pests could enter.
- Schedule air-conditioner service so it's ready for use. Check insulation around condensate line for holes.
- Check deck for any algae, protruding nails, or cracked wood. Pressure wash and maintain finish as needed.
- During heavier rains, go outside with an umbrella/raincoat and check for puddles within 6' of foundation.

Time to Move Inside

- Replace batteries in smoke detectors and carbon monoxide detectors.
- Check attic for any roof leaks or disconnected ductwork. While examining, check for any signs of pests.
- Check under sinks to ensure no signs of leaks.
- Replace furnace filter.
- Dust easily-overlooked areas (baseboards, top of cabinets, blinds).
- Deep-clean kitchen appliances (stovetop, oven, microwave, dishwasher).
- Check window and door seals for cracks or leaks.
- Check your sump pump to ensure it's draining properly (at least 10 feet away from the house).
- Install sump pump battery-backup if you don't already have one.
- Check basement for damp areas after rain.
- Schedule chimney cleaning, if necessary.
- Schedule air duct cleaning, if necessary.