



PROFESSIONAL MAINE WILDLIFE SERVICE

Homebuyer and Realtor Wildlife Checklist

A practical two-page leave-behind for showings, pre-listing walkthroughs, and buyer due diligence.

VISIBLE SIGNS

SAFE VIEWING

NEXT STEPS

DOCUMENTATION

Catch visible wildlife red flags early, before they become repair surprises, rushed negotiations, or closing delays.



Quick wildlife screening

Check visible, accessible areas only. Mark concerns and photograph from a safe location. Do not seal an opening or disturb droppings.

VISUAL CHECK	0	1	2	3	NOTES
Soffit, fascia, roof edge, vent, flashing, siding, or utility penetration gap	☐	☐	☐	☐	
Dark/oily staining, droppings, rub marks, hair, tracks, or repeated travel at an opening	☐	☐	☐	☐	
Damaged chimney cap, vent screen, garage seal, lattice, bulkhead, or crawlspace door	☐	☐	☐	☐	
Fresh digging, burrow, displaced soil, tunneling, or entry under a porch, deck, or shed	☐	☐	☐	☐	
Attic droppings, guano, flattened insulation, nest material, chewing, or visible daylight	☐	☐	☐	☐	
Basement sill/rim-joist gap, open pipe/wire chase, droppings, staining, or odor	☐	☐	☐	☐	
Chewed electrical wiring, plumbing, framing, ductwork, or insulation	☐	☐	☐	☐	
Scratching, chirping, strong persistent odor, or activity in a wall, ceiling, attic, or chimney	☐	☐	☐	☐	
Live animal, bat, nest, suspected young, or fresh wildlife evidence in occupied space	☐	☐	☐	☐	

WHEN TO STOP AND CALL

- A bat may have been in a room with a sleeping person, child, or pet.
- An animal appears sick, injured, aggressive, trapped, or unable to leave.
- Young may be present, an active route is about to be sealed, or contaminated material may be disturbed.
- Wiring, plumbing, roof, or structural damage needs a qualified trade in addition to wildlife work.

Professional next step: Real Estate Wildlife Evaluation - \$249

Call/Text 207-576-3827 | kaileb@turcotteswildlife.com | turcotteswildlife.com

Wildlife screening only. Not a home inspection, structural assessment, environmental test, appraisal, code inspection, insurance opinion, or guarantee wildlife is absent.