



PROFESSIONAL MAINE WILDLIFE SERVICE

Real Estate Wildlife Readiness Guide

A realtor-friendly guide for sellers, buyers, attorneys, and home inspectors to identify visible wildlife concerns before they become closing-day surprises.

PRE-LISTING

DUE DILIGENCE

REPAIR

CLOSING

Wildlife issues do not make a home a bad home. An unknown issue, however, can become a negotiation surprise. Early documentation gives everyone more time to understand the scope and keep the transaction moving.



Walkthrough checklist

Mark visible concerns only. Do not enter unsafe, elevated, contaminated, or inaccessible areas.

Property: _____ Realtor / client: _____ Date: _____

ROOFLINE AND EXTERIOR	FOUNDATION AND OUTBUILDINGS
☐ Soffit, fascia, roof-edge gaps, staining, gnawing, or damaged screening ☐ Loose, bent, broken, or missing gable/ridge vent protection ☐ Open chimney, flashing, siding, corner, trim, pipe, wire, or line-set gap ☐ Rub marks, droppings, nesting, or repeated travel near an opening	☐ Bulkhead or crawlspace door does not close tightly ☐ Fresh digging, burrows, tunneling, displaced lattice, or entry under a structure ☐ Damaged garage bottom or corner seals; visible daylight ☐ Tracks, hair, droppings, odor, fresh soil, or repeated travel paths
ATTIC AND UPPER STRUCTURE	INTERIOR AND UTILITY AREAS
☐ Concentrated droppings, guano, staining, or accumulation ☐ Dark or oily entry-point staining ☐ Flattened insulation paths, nesting pockets, or shredded material ☐ Chewed wiring, wood, ducts, or debris below a damaged area ☐ Scratching, chirping, strong odor, or visible daylight	☐ Open pipe, wire, heating, or ventilation penetration ☐ Basement sill or rim-joint gap, staining, nesting, droppings, or chewing ☐ Damaged fireplace/chimney screening, odor, or debris ☐ Repeated wall/ceiling sounds, localized staining, or unexplained odor ☐ Live wildlife, a bat, nest, or fresh evidence in occupied space

RED FLAGS FOR PROMPT WILDLIFE EVALUATION

- Active wildlife inside; a bat or suspected bat guano; fresh staining or droppings at an opening.
- Young animals, repeated animal sounds, damaged wiring or plumbing, strong persistent odor, or a possibly trapped animal.
- A contractor is about to close an opening, replace a roof, remove a chimney, open a soffit, or disturb contaminated material.

Areas / findings to photograph	
Questions / follow-up	
Evaluator / contractor referred	



From a red flag to a clear plan

A transaction-friendly order of operations reduces uncertainty and avoids sealing animals or young inside.

1 DOCUMENT	2 DO NOT SEAL	3 EVALUATE	4 CORRECT	5 CLOSE THE LOOP
Photograph and note the exact location.	Confirm the species, active route, and possible young.	Choose removal, exclusion, repair, cleanup, or monitoring.	Address the entry point and contributing condition.	Keep reports, photos, invoices, scope, and warranty with the transaction file.

Fixed real estate services

SERVICE	PRICE	PURPOSE
Real Estate Wildlife Evaluation	\$249	One residential structure, accessible visual areas, photo-documented findings, priorities, and a repair/exclusion estimate when appropriate.
Post-Work Recheck	\$149	Visual recheck and updated documentation of the approved corrected areas.
Priority 48-Hour Scheduling	+\$75	Added only when accepted and scheduling allows; does not guarantee contractor completion before a transaction deadline.

Important boundaries

- This guide is a wildlife screening tool, not a home inspection, structural assessment, environmental test, code inspection, appraisal, or guarantee wildlife is absent.
- Insurance treatment varies by carrier, cause, species, and policy. Confirm coverage directly with the insurer.
- Qualifying exclusions may carry a transferable two-year warranty while active, subject to written scope and terms.

Schedule: 207-576-3827 | kaileb@turcotteswildlife.com | turcotteswildlife.com