

Preparing Your Home for Inspection

General

- If your state requires you to prepare a home owners property disclosure report regarding the condition of your home, it is advisable not to omit any defects.
- If you must be present at the inspection, be sure to honestly answer any questions that the inspector may ask.
- Do not try to conceal any defects that you know about.
- Refrain from asking the inspector questions regarding the condition of your home or debating the inspector about comments you may have overheard.
- Do not rush the inspector; permit the inspector to look at whatever area of the home that the inspector deems necessary. A home inspection of an average size home will take between 2 and 3 hours.
- The Inspector understands that the inspection is a necessary intrusion into the privacy of your home and will make every effort to be as professional and courteous as possible. The inspector will appreciate your cooperation to make the inspection process a pleasant experience.

Exterior

- All exterior doors should be made accessible; be sure all door locks are operable. Move wood, stored items or debris away from foundation. Unlock or remove locks from any items the inspector must access: Gates in fences, Crawl space hatches, etc.

Interior

- All areas of the house should be made accessible, especially utility room areas, and access entry to basement crawl spaces and attic spaces. If the access to your attic space is via a closet, the inspector will appreciate opening the closet door and finding that you have been thoughtful enough to remove clothing and stored items that inhibit entry to the attic. Test all smoke and carbon monoxide detectors. Replace batteries if needed. Unlock or remove locks from any items the inspector must access: Special closets, etc.

Electrical

- The inspector will want to remove the cover on the electrical service panel to examine the electrical wiring, be sure that the panel is accessible, and that the cover can be readily removed. Replace any burned out light bulbs.

Plumbing

- The inspector will want to functionally test all of the plumbing fixtures, if there are any leaks, or other problems, have these conditions corrected prior to the inspection or advise the inspector not to operate the defective fixture. Confirm gas, water and electricity are turned on and gas pilot lights are burning.

Heating and Air Conditioning

- The inspector will want to functionally test the heating and air-conditioning systems. If your home has an oil fired heating system, be sure that there is sufficient fuel in the tank. If your system is a forced air system, be sure that the air filter is clean to ensure a maximum air flow. Confirm gas is turned on and pilot light is burning.

Misc. Items

- Ensure pets won't hinder inspection. Tell Realtor about cats or other animals to be kept inside.
- Confirm areas and components are accessible by removing items blocking access to: Electrical service panels, Heating and air conditioning equipment, Water heaters, Ground fault (GFCI) electric receptacles, Attic access ladders or hatches. *Note: debris may fall when hatch is opened.* Crawl space access hatches. *Note: remove items that might restrict movement in attic or crawl space.*
- Trim tree limbs back from the roof and trim shrubs away from the house to allow access.
- Repair or replace broken, damaged or missing items: Door knobs, locks and latches, Window locks & broken glass, Window screens, Anti-siphon devices on exterior faucets, Rain gutters & downspouts, Chimney flue caps, etc.

Take these actions and your home inspection will go faster and will result in a “cleaner” inspection report – good news for you, your Realtor and your buyer!!