

Preparing for a Home Inspection

Here are some ways to make your inspection go smoother, with fewer concerns to delay closing:

1. Make sure the inspector has access not only to the house but also furnaces, water heaters, and air conditioning units.
2. Remove items blocking access to HVAC equipment, electric service panels, water heaters, etc.
3. Check to see the garage is open and accessible.
4. Unlock areas the inspector must access such as attic doors or hatches, electric service panels, closets, fence gates and crawl spaces.
5. Ensure all utility services are on with gas pilot lights burning.
6. Be sure pets will not hinder the inspection. Ideally, they should be removed or secured outside. Tell you agent about any pets at home.
7. Replace burned out bulbs to avoid a "light did not operate" report that may suggest an electrical problem.
8. Remove stored items, debris and wood from foundation. These may be cited as conditions conducive to wood-destroying insects.
9. Trim tree limbs to ten feet from the roof and shrubs one foot from the house to allow access.
10. Attend to broken or missing items like: doorknobs, locks, latches, screens, gutters, downspouts and chimney caps.
11. Replace the A/C filter. Many times a dirty filter will cause an inspector to note that the air conditioning system needs to be serviced.
12. Repair any leaking faucets or running toilets.
13. Repair and paint any rotted wood.
14. Do any minor repairs you see that need to be done.

Checking these areas before your home inspection is an investment in selling your home and will expedite your closing.

