

Preparing Your Home for the Inspection

Thank you for opening up your home for us to inspect it for the potential buyer. This list will help you prepare your home for the inspection, and let you know what the inspector will be doing.

If there is anything on this list that the inspector should not operate (like a dishwasher, or washing machine), please call 303-554-5840 and let us know.

Turn off computers

Sometimes during an inspection electricity to the home is inadvertently turned off. If your computer is left on and your work is not saved, it may be lost.

Make access possible to:

- Attic
 - If in a closet, remove clothes to prevent soiling them
 - If screwed or painted shut, remove screws or cut paint so access can be gained without tools.
- Crawlspace (if present)
- Electrical panel
 - Remove lock, if present
 - Remove paintings covering it, if present
- Furnace/boiler
- Water heater
- Kitchen sinks – remove dishes

Turn water on if it is off

- Water should running at sinks, tubs, showers, toilets, etc.
- Main valves and street valves will not be turned on by the inspector

Notify inspection company(303-554-5840) if any of the following should not be operated during the inspection:

- Plumbing fixtures (sinks, toilets, showers, etc.)
- Furnace or boiler, A/C (warm weather only)
- Water heater
- Garbage disposal
- Dishwasher
- Stove, oven
- Microwave
- Lights, ceiling fans
- Garage doors
- Windows
- Doors

Pets

- Dogs, should be removed from the property during the inspection.
- Inspectors are routinely entering and exiting the home. If you don't want your pet to inadvertently escape, make arrangements for them to be elsewhere.

Seller not present

For the comfort of the buyer, it is preferred that the seller not be present during an inspection.