

Preparing Your Home for the Inspection

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

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, etc. to prevent soiling them, and allow easier access.
 - If screwed or painted shut, remove screws or cut paint so access can be gained without tools.
- Crawlspace (if present)
- Sub-basement-floor crawlspace (if present)
- Electrical panel – the cover (not just the door) should be removable.
- Remove lock, if present
- Remove coverings (painting, etc.)
- Furnace/boiler/AC units
- Water heater
- Clothes washer/dryer (remove clothes)
- Sump pit (if present)
- Remove gate locks
- Doors and windows
- Garage doors
- Foundation walls

Turn water on (if it is off)

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

Light Pilot Lights

- Gas fireplaces, water heaters, furnace

Replace burnt-out lightbulbs.

Label any items in the home that should not be operated during the inspection. Place large labels over controls of the item so that it is very obvious:

- Plumbing fixtures (sinks, toilets, showers, etc.)
- Furnace or boiler, A/C, water heater
- Appliances
- Lights, ceiling fans
- Garage doors
- Windows
- Doors

Pets

- Dogs, should be removed from the property during the inspection unless they are very friendly to a person in a tool belt, and their friendliness is obvious.
- 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. Inspection company is not responsible for animals that escape.

Seller not present

For the comfort of your buyer, it is preferred that the seller not be present during an inspection if at all possible.