

# How to Get Ready for a Home Inspection

Some sellers will have an easier time by preparing for a home inspection in advance. Getting ready for a home inspection will help to prevent future problems. It's best to be thoroughly prepared for when the buyer's home inspector shows up on your doorsteps.

## **Clean the house**

Sometimes, home inspectors are early. If an inspector makes an appointment with you for 9:00 a.m., have the house ready for inspection at 8:30. It's also common for inspectors to start on the exterior of the home, so leave the shades down or drapes drawn until you are dressed. More than one unprepared seller has been "surprised" by a stranger stomping around in the back yard.

## **Leave the utilities connected**

The home inspector will need to turn on the stove, run the dishwasher, test the furnace and air conditioning, so leave the utilities on, especially if the house is vacant. It's impossible to check receptacles for grounding and reverse polarity if the power is turned off. Without utilities, the inspector will need to reschedule, which could delay the closing of your transaction and the removal of the buyer's home inspection contingency. Some inspectors will charge a buyer a reinspection fee to make a return trip, and that can cause ill will, too.

## **Provide workspace around furnace and water heaters**

Remove boxes, bookcases, furniture and anything else blocking access to your furnace, air conditioner and water heater. They will not move anything themselves but if they don't have access, an inspector might suggest a specialist to the buyer. Buyers, not understanding why, might then hire a specialist who will undoubtedly find more things wrong.

## **Keep pilot lights ignited**

Many home inspectors will refuse to light pilot lights because the inspector does not carry enough insurance to be covered for that type of liability / risk. If your pilot lights are not lit, then important items such as the water heater, gas stove or

furnace will not be inspected and the buyer could delay closing until those inspections are completed.

### **Provide access to attic and garage**

The inspector will need to get into your attic as well, so keep a path cleared. Look in the attic for possible rodent droppings.

### **Leave keys for outbuildings and electrical boxes**

Leave the remote controls for your garage door opener or a key if the garage is unattached to the house. Unlock the covers for your electrical box. Leave a key for exterior building access. You can label these keys and leave them on a kitchen table.

### **Clear away brush from exterior inspection points**

Do provide a path around the house. Cut down dead tree branches and clear brush from the foundation. Move trash cans away from the house.

### **Provide repair documents**

Make available to the home inspector all invoices and documents regarding remodeling projects or new items such as a roof or furnace. If you've upgraded the electrical from ungrounded to grounded, installed a new dishwasher or repaired a leaky faucet, find the paperwork. It will give the buyer peace of mind to know those items were re-inspected.

### **Prepare to be away for three hours minimum**

Often the buyer will accompany the home inspector, and buyers feel uncomfortable asking questions if the owner is present. Try to schedule a time for the inspection when you can be out of the house and take the children with you. Crate your pets if you cannot remove them from the premises.