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Buyers Preparation

In preparation for the inspection, please consider the following

- Confirm Agent and Inspector has correct address and time of inspection.
- If available, please bring a copy of the Property Comp Sheet and Disclosure statement.
- Review Inspection Agreement, Sign and bring to Inspection.
- Review Standard Of Practice to understand limitation of Inspection.
- Have your Agent check with the home owner to have all utilities on to the main systems of the home (Water, Gas, Electrical).
- Confirm access to Attic, Crawl Space, Furnace, Electrical Panel
- Confirm if the home owner have pets and if so will they be left in the home and secured during the inspection.
- Confirm the lock box code if the Agent will not be present during the inspection.
- Confirm if the home owner has any special instructions.
- Many time the Agents gets very involved in the inspection. Please note I work for you and not your Agent and will need your written permission to disclose information (Pre-inspection Agreement).
- Be aware that a home of this size typically takes 3-4 hours to inspect and report.
- At the completion of the inspection you will receive a overview report, the completed report with digitals photo's will be available next day.
- Payment will be required at the completion of the inspection. I accept cash, check or Paypal (web site)



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Seller's Preparation

Home Inspection Tips To Prepare Your Home For Sale

- ✓ ***Consider Move In Certified Pre-Inspection (Ask Your Inspector For Details)***
- ✓ Make sure all interior and exterior light fixtures work. If an outdoor fixture bulb is out, the inspector has to note that the fixture does not operate correctly.
- ✓ Provide access to the furnace, water heater and electrical panel. Also, the inspector must be able to remove the electrical panel cover. If the panel is locked, remove it.
- ✓ Install a new furnace filter and vacuum the register. It will be looked at during the inspection and be considered as a part of the overall condition of the furnace or heat pump.
- ✓ Ensure that windows operate smoothly. If some are stuck or painted shut, the impression will be that many windows cannot open. Also, remove window security screws or provide keys for window security locks.
- ✓ Replace all damaged window screens, and make sure all operating windows have screens.
- ✓ Tighten all door knobs and tighten or repair all handrails. Also check to be sure that all interior doors will latch to the strike plate.
- ✓ Clear the way to the attic access panel or pull down, especially in a closet. The inspector will enter every attic. If you use your attic for storage, remove any items that will inhibit the inspector.
- ✓ Be sure that there is a minimum of one smoke detector per floor.
- ✓ Provide keys or unlock sheds and outbuildings.
- ✓ Verify all utilities will be on at the time of inspection, and that gas pilots (including fireplaces) are lit.
- ✓ Remove or restrain pets on site.
- ✓ Empty the washer and dryer so they can be tested. The dishwasher can be run whether it is full or empty.