

# Selling your home?

If the house is not prepared for the home inspection this may result in items being reported on as "Not Inspected" or "Not Tested for Operational Performance". When this happens the buyer may want the Home Inspector to return and inspect any items that could not be inspected. This will most likely incur an additional fee between \$100 and \$200 depending on the item to be inspected and the Home Inspector. Often times the Seller is asked to pay the fee. In short, proper preparation will make the inspection faster, safer, and less costly for all involved.



## PREPARE YOUR HOUSE FOR INSPECTION

- Make repairs ahead of time.**

Fix the little things like handles, knobs and faucets. Make sure caulked joints around windows, doors, shower enclosures, and counter tops are properly sealed. Repair major defects (like roofs), or be straightforward about them and adjust the asking price.
- Thoroughly clean the house.**

It may seem obvious, but cleaning is often overlooked before an inspection. A dirty or messy house gives the impression of uncaring owners and neglected regular maintenance. New buyers are likely to accompany the inspector and will feel the same way.
- Have the home ready on time.**

A home inspection can take as long as three hours. With busy schedules to keep and reports to prepare, home inspectors try their hardest to be on time. Often, inspectors arrive early. A good rule of thumb is to be ready half an hour before the appointment time.
- Keep utilities connected.**

Be sure all utilities are connected for appliances to run. The home inspector will need to test heating and cooling systems, plumbing, appliances, faucets, electrical systems and more. Without utilities, required testing cannot be done. The result is an incomplete inspection. Incomplete inspections will delay the release of the home inspection which, in turn, could delay closing and could possibly cost the seller a reinspect fee.
- Leave the keys.**

Leave keys to all locked utility boxes and doors. Inaccessible systems are cause for incomplete inspections and delays. Arrange a place for the inspector to find the keys, or provide them ahead of time.
- Keep pilot lights lit.**

For liability reasons, home inspectors will not light pilot lights on stoves, furnaces and water heaters. When pilot lights are not lit, inspections are rendered incomplete. Delays ensue.
- Clear workspace around systems.**

Home inspectors need adequate room to access appliances, electrical panels and heating and cooling units. Remove boxes, stored items and debris from these areas; at least three feet of workspace is recommended.
- Provide access to additional spaces.**

Attics, garages, sheds, basements and crawlspaces need to be accessible to the home inspector. Clear away any blockages and make sure doors can be opened (unlock if necessary). This includes accessing inspection hatches for bathtubs, water meters and shutoff valves.
- Remove appliance contents.**

Dishwashers and washing machines are subject to the home inspection and will be run. Even if an appliance is not included in the sale, inspectors will run your machine to ensure that the plumbing, venting and electrical supplies are in working order.
- Clear exterior clutter and debris.**

Foundations, outside electrical outlets and faucets are a few of the items inspectors will want to see outside. Remove trash cans, trim branches and brush, dispose of dead limbs and clear an accessible path around the home, especially in winter. Again, the inspection will be easier, and the appearance of your house will improve as well.
- Collect receipts for repairs.**

Leave receipts and repair invoices for anything you have had fixed in the home. This shows proof of upkeep and answers to many questions an inspector may have.
- Remove pets.**

If possible, take your pets with you or have them boarded elsewhere for the day. At the very least, secure animals in crates or kennels far away from any area where the inspector will be. Avoid an incomplete inspection, pet loss or liability resulting from nervous pets.
- Leave.**

Plan to leave for at least three hours. This includes children and other home occupants. Inspectors are often accompanied by buyers, and both will want uninhibited, free access to ask questions and explore the home.

**Don't let a bad inspection become your kryptonite!**  
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