



## **PREPARE YOUR HOME!**

Follow these suggestions to make your home inspection go more smoothly.

Selling a home can be stressful, and while a home inspection is supposed to give you peace of mind, it often has the opposite effect. When your home is to be inspected, using the following tips can make the whole process easier on everyone involved.

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So what can I do to make the home inspection go more smoothly?

- ⇒ **Make sure that areas such as attics, crawl spaces or storage rooms are accessible, or make keys available.**
- ⇒ **Be sure that electrical panel boxes, heating and cooling systems, water heater and other items are not blocked by clutter, furniture or personal items. Inspectors are not required to clean or move items, and cannot report on items they cannot see.**
- ⇒ **If the house is vacant, be sure that the utilities (gas, water & electric) are on.**
- ⇒ **Remove stored items and debris from foundations and attics.**
- ⇒ **If you have had work done at the house, make available copies of building permits, warranties or receipts.**
- ⇒ **Make sure the security system is off.**
- ⇒ **Make sure sinks, tubs and dishwashers are empty.**
- ⇒ **Dog(s) should either be removed from the premises or placed in a crate during the inspection. Not only could they get out of the house, many people have a fear of dogs, even friendly dogs. And even friendly dogs may want to protect their “turf”.**
- ⇒ **Test smoke and carbon monoxide detectors, and replace dead batteries.**
- ⇒ **Clean or replace dirty HVAC air filters. They should also fit securely.**
- ⇒ **Replace burned out bulbs to avoid a report that may suggest electrical problems.**
- ⇒ **Attend to broken or missing items like doorknobs, locks and latches; windowpanes, screens and locks, gutters, downspouts and chimney caps.**
- ⇒ **Trim tree limbs and shrubs away from the house.**
- ⇒ **If you, as the seller, choose to be there, try to stay in the background as much as possible. Be available to explain items to the inspector if required. If it is a pre-listing inspection, plan on being there so the inspector can review items with you as they are noted.**

