

Sellers Checklist

A home inspection can take as long as two to four hours depending on the size and type of home. With busy schedules to keep and reports to prepare, home inspectors try their hardest to be on time. Often, inspectors are early. A good rule of thumb is to be ready fifteen minutes before the appointment time. Remember some inspectors often think little of starting early around the outside of the property, without your knowing they are even there. We will make sure we knock first to let you know we have arrived.

Leave keys

Leave keys to all locked utility boxes and doors. Inaccessible systems are cause for incomplete inspections and delays. If you have a detached garage, leave the door opener or key on the kitchen counter for the inspector's access. Arrange a place for the inspector to find the keys or provide them ahead of time.

Keep utilities connected

If the property is unoccupied, be sure all utilities — electricity, gas, oil, water— are connected and filled enough 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 and for liability issues the inspector will not turn on the main water supply to the house. The result is an incomplete inspection. Incomplete inspections will delay the release of the home inspection contingency clause, which, in turn, will delay closing.

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, basements and crawlspaces need to be accessible to the home inspector. Pull any vehicles out of the garage/driveway and 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 may be ran. Even if an appliance is not included in the sale, inspectors may 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, air conditioners are a few of the item's inspectors will want to see outside. Remove trash cans, trim branches and bushes, dispose of dead limbs and clear an accessible path

around the home, especially in winter. Again, the inspection will be easier, but the appearance of your house will improve as well.

Collect receipts for repairs

Leave receipts, work permits, engineering reports, termite contracts 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 or for the time of the inspection. At the very least, secure animals in crates, kennels or leads far away from any area where the inspector will be. Avoid an incomplete inspection, pet loss or liability resulting from nervous pets.

Plan to Leave

Plan to leave for at least three to four 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.