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PREPARING FOR A HOME INSPECTION

Making sure your home is ready for a home inspection can save time and make everything go smoother. Keep in mind that the inspector needs to be able to access a number of areas to complete the inspection. It is the goal of the inspector to check everything that is required, but due to liability and safety concerns, the inspector will not move stored or personal items to permit access. This means if he can not readily access the item, it will be noted that the item was not inspected. This can result in delays of the closing and/or additional cost for the inspector to return.

There are a few things you can do to expedite the inspection and ensure it can be completed.

- Remove vehicles from driveway and garage to permit inspection of the concrete.
- Provide clear access to the water heater, air conditioner and electrical panels.
- Remove items stored against interior and exterior walls.
- Open window treatments to allow for window inspection.
- Remove items from the range and dishwasher to allow testing of the appliances.
- Provide a clear area under the attic access panels (including those in closets).
- Provide access to all cabinets, vanities, electrical switches and outlets.
- Confine all pets in a secure area
- Notify the inspector of any areas which you request not be inspected.

These few steps can make the inspection, and your home sale, go much more smoothly.

Your assistance is greatly appreciated.