

Helpful Information for a Successful Home Sale

PREPARING FOR A HOME INSPECTION

What to expect:

- Home buyer(s) MAY attend inspection.
- Most inspections take 2 to 4 hours (based on size, age, accessibility and attendees).
- Ideally, seller is NOT present during inspection.
- Inspections are generally confidential for the paying party. Inspectors are NOT at liberty to discuss inspection findings unless authorized by paying party. Exceptions for immediate safety issues.
- Home inspectors generally inspect exterior and interior roof/attic through foundation basement/crawlspace; opening built-in drawers/cabinets, doors, windows and operating furnace/AC, water heater, appliances, smoke detectors, fireplaces, outlets/switches, etc.

Inspectors try to minimize disturbance and return/reset systems and controls to initial position and settings.

What to do:

- Provide ready access to electrical panel(s), furnace(s), water heater(s), attic and crawlspace hatches, areas under sinks, locked gates/doors, water supply valves, etc.
- Ensure all furnaces, water heaters, fireplaces, stoves are operating (e.g., power on, gas valves open and standing pilot lights on).
- If unable to provide ready access or ensure a system/appliance is operating, proper disclosure is recommended. *Note: additional fee may be charged if inspector is required to make an additional trip to inspect.*
- Secure firearms, medications, valuables or other sensitive items of concern. Buyer may attend with family or guests and inspector cannot watch all attending people at all times.
- Secure or remove pets and provide instructions if needed.
- If the home is being tested for Radon – Entire home must be closed-up for 12 hours prior to scheduled test start and during testing period. For more information <http://www2.epa.gov/radon>**

For further information please contact:

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