

# Seller's Guide to a Buyer's Inspection

A step-by-step guide. How seller's can help prepare for the buyer's inspection.

Things the seller can do to help assure a smooth inspection. The more you prepare the less defects the inspector will need to report.

The seller may not be able or capable of doing all these things but doing what can be done will greatly help the inspection process. *The seller may be charged for a return trip if the inspector can't inspect something because it was not accessible.*

A home inspection is a visible, non-invasive observation of the condition of your house. Areas that are not visible cannot be inspected. The inspector is not allowed to move **any items** in the house. They have the greatest respect for your property and will not do anything intentionally to damage it.

## Home Seller's Check List

**Clean up the house.**

Pick up toys, clothing, etc. This allows the inspector to move freely and inspect more thoroughly.

**Remove items in the windowsills.**

The inspector cannot inspect the operation of the windows if there is a possibility of breaking items on the windowsill.

**Remove Cats and Dogs from the property.**

The inspector may refuse to inspect the house if pets are present. The inspector, realtor or buyer is not responsible for pets that may get out during the inspection. Posting signs that say "Friendly, but enter at your own risk" does not protect the homeowner of liability. Do not lock your pets in the garage or bedroom unless they are in a kennel. The inspector will need to inspect these areas. A barking dog distracts the inspector and could hinder the inspection process. Remember your pet may take on a totally different personality when you are gone. It is advised all pets be removed for the inspection.

**Doors**

Make sure all doors are unlocked or keys provided for access.

**Electrical Panels**

Make sure the electrical panels are accessible and padlocks open or key provided. The inspector will lock it back up when finished with the inspection.

**Replace burnt out Light Bulbs**

The inspector does not replace light bulbs to test the light fixtures. Light fixtures that don't work will be written up as a defect, which may require further investigation by a licensed electrician.

**Smoke Detectors**

Install new batteries in your smoke detectors. If you don't have any smoke detectors please install them. Smoke detectors should be placed on the ceiling or high on the wall in or near the bedrooms.

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## Carbon Monoxide Detectors

By law Carbon Monoxide Detectors are required to be installed prior to the listing of your property. They should be installed within 15 feet of all bedrooms and within 20 feet from any gas operated component. (kitchen oven/stove top, fireplace, furnace and water heater). CO is heavier than air, therefore the detectors should be placed at outlet height or midway up the wall but not on the ceiling.

## Plumbing Leaks

Repair all know plumbing leaks or notify the inspector of leaks. The inspector will be operating all plumbing fixtures. If there is a disconnected drain under the sink, the inspector would like to know this prior to turning on the faucet.

## Attic Access

The attic will be inspected. Please remove any items that might prevent access to the attic.

## Crawlspace Access

The crawlspace or sub-floor crawlspace needs to be accessible. All boxes and storage needs to be removed from the access. If the crawlspace is used for personal storage the inspector may not be able to access to inspect.

## Exterior

Remove all stored items, BBQ, firewood, junk, etc from around the foundation.

## Vegetation

Trim all overhanging branches that may be near or in contact with the roof and siding. There should be at least 12 inches of clearance between shrubbery and the foundation. Make sure bushes do not prohibit access to the electrical panel.

## Downspouts.

Lower all downspout extensions or place splash blocks under the downspouts. The extensions need to carry the water at least 5 feet away from the foundation.

## Gutters

Clean out the gutters.

## Broken Windows

Repair all broken windows. Broken window can prevent a mortgage company from approving the loan.

## Base Cabinets

Remove kitchen and bathroom items from under the cabinet. The inspector cannot inspect for leaks and mold if items are obstructing the view.

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**Garage**

Many times the garage walls or floors are obstructed with personal storage. This prevents a thorough inspection of the garage. I know this request may be difficult but if possible make as much area visible as possible.

**Furnace and AC**

Change the filter in the furnace. This will be one less thing the inspector has to write up.

**Utilities**

Make sure ALL utilities are on for the inspection. Gas, Water and Electricity. If any of these are turned off the inspection may not be able to be conducted.

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**The Seller**

It is recommended that the seller's leave the property during the inspection. This makes it more comfortable to discuss any issues, if any, during the inspection.

We at **Homefront Inspection** want to help you sell your home as uneventful as possible. Preparing the house for the buyer's inspection is an important step in selling your home.

Call **Homefront Inspection** for all your inspection needs. **303-777-8025**