

Maximizing Your Home For a Better Inspection



- Make sure there is nothing blocking attic access

Often there are cars in the garage and personal belongings under the scuttle hole or disappearing staircase inside the house.



- Make sure we have access to the crawl space

Often the door is locked.



- Make sure all electrical panels are accessible

Often personal property, shelving, etc. obstruct access.



- Clean the windows & window treatments/blinds

Often the windows are too dirty to differentiate between broken seals and just dirty windows. When a dust cloud flies from the blinds being raised, it's an indication that the HVAC filters are not being changed regularly.



- Send your pets to the pet spa

If nothing else, please have them secured and remove their waste out of the yard.



- Change the return filters for the HVAC or have it serviced

All HVAC equipment manufacturers recommend having units serviced twice a year.



- Replace all burned out light bulbs

Inside & outside.

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- Clean all debris out of the gutters and trim all the vegetation away from the house so our inspector can fully inspect the exterior of the house.***
- Remove all cellulose debris out from under the deck and crawl space. This will show up as a “conducive condition” on the Wood Destroying Insect Report.***
- Check the crawl space for moisture, fallen insulation, and discoloration on the sub-structure which could be mold.***
- All pilot lights (including fireplaces) need to be lit and any remotes for fireplaces and ceiling fans need to be readily available.***
- Clean any mold/mildew from the bathrooms.***
- Make sure the water heater is accessible.***
- Consider replacing the batteries in the smoke detectors and carbon monoxide detectors.***
- Make sure all windows are operable. Wooden windows are notorious for sticking especially in the warmer months.***
- Remove ashes from the fireplace and consider a chimney sweep.***
- If water testing is to be done, flush the plumbing system the day before the inspection. Vacant homes will often test high for lead when the water has remained in the pipes for a prolonged period of time. (Note: The water is supposed to be “still” for at least 6 hours prior to testing for lead.)***

The #1 thing that you can do to prevent a “deal killer” is:

Have your home pre-inspected!