

# Preparing for a Home Inspection

My goal is to perform the inspection as accurately as possible - preparing the house for the inspection helps me to do that. An accurate inspection will minimize the number of items that get unnecessarily documented in the report and hopefully the number of items on the Agreed Repairs Addendum. A well prepared house also makes for a smoother inspection, which reduces the time that you need to be away from the house. If you have the time, I would greatly appreciate your help towards implementing the suggestions below. Thank you.

Robert Foster

**Water:** Please remove all stored items and/or insulating blankets from on and around the water heater. Confirm that the water is turned on to all plumbing fixtures and that they are all operational. If the hose bibs are turned off seasonally, please turn them on.

**Electrical:** Please remove all stored items from in front of the electrical panel. The panel cover will be unscrewed and removed. If there is trim or anything else installed around the cover that prevents readily removing the cover, please remove it. Confirm that all circuit breakers currently in use are in the on position. Confirm that all light fixtures, both exterior and interior have functioning bulbs, so that fixtures with burned out bulbs don't unnecessarily end up in the inspection report. If there are receptacle covers or child safety caps installed, please remove them.

**Attics:** Please make sure that all attics are accessible and remove all stored items in the vicinity of the attic hatch or pull down stairs. Confirm that any air handlers installed in the attic are easily accessible by removing all stored items from around them.

**Crawl spaces:** If there are crawl space access panels that are screwed, bolted or locked, please have them open and remove any stored items that restrict access to or in the crawl space.

**Garages:** Please remove all cars from the garage so that I can test the four safety features on the garage doors.

**Windows:** All of the windows will be opened and closed. Please have the windows easily accessible, including having all window coverings in the fully open position. If there are items displayed in the windows please remove them.

**Natural Gas:** Please confirm that the gas, whether municipal or liquid propane, is turned on and operational.

**Fireplaces:** Please remove all decorative items from the fireplace and/or clean all ashes and fire debris out of the fireplace. Confirm that gas fire logs are operational. Gas fire logs that cannot be ignited using the normal operating controls will be called out for service in the inspection report.

**Kitchen:** Please remove all items from the cooktop, oven and microwave as they will be checked for proper function. The dishwasher will be operated, whether empty or full, please plan accordingly.

**Washer/Dryer:** Please remove all items from both the clothes washer and dryer. Whether they convey or not, they both will be operated to check for proper function of the plumbing and electrical components serving them.

**Electronic Equipment:** Inspection of the electrical system includes testing both GFCI and AFCI circuit breakers, which involves intentionally, and possibly unintentionally, turning off circuit breakers. Please plan accordingly with regards to all computers and other electronic equipment.

**Exterior:** Please have the outdoor HVAC units readily accessible, including cutting away any overgrown bushes.

**Closets, Cabinets, Drawers:** These components will be inspected and personal items may need to be moved. There especially needs to be open access to the plumbing under all sinks, please plan accordingly.

**Keys:** Please clearly mark and make available the keys for all exterior doors, garages, sheds, fence gates and other outbuildings