

Preparing for Your Home Inspection



Provide a Safe Place for Pets

Whether a prospective buyer, home inspector, appraiser or real estate agent is coming into your home, it's important to provide a safe place for pets. This may mean a sturdy, appropriately-sized kennel in the home. It can also mean taking the pet to a friend or relative with whom they are comfortable until things are more settled.

Please remember, many of these professionals will need to view both the interior and exterior of the home. Simply putting pets in an open yard is not enough.

You're having a home inspection, and making sure that everything is ready for the inspection can prevent unnecessary delays.

For liability reasons, home inspectors are not required, nor advised, to move items blocking access to areas that need to be inspected. Thus, failure to provide access to these areas during the inspection can lead to incomplete results, call-backs, additional fees or a frustrated buyer. Most home inspectors will charge an additional fee if they must return to the property to inspect items that were not accessible.

To make the process as smooth as possible, you should verify the following:

- All utilities are on
- Pilot lights are lit (the gas provider will usually light pilots at no cost)
- Attic access doors are clear of clothing or stored items
- Crawl space entrances are not blocked or nailed in place
- Water meter and main water lines are accessible
- Hot water heater and surrounding area are accessible
- Furnace and surrounding area are accessible
- Air conditioning units and surrounding area are accessible
- Electrical panels and subpanels are accessible
- Decorative items are removed from doors and windows
- Kitchen countertops are clear, as are the inside of the oven and dishwasher
- Foundation walls, especially the corners of the basement, are clear of stored items
- The garage overhead and service doors are clear of items
- Access to the garage is provided by leaving a key or remote for the inspector to gain entry

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