

Helpful Tips for Sellers to Ease the Home Inspection Process

Simple steps can be taken by Sellers to make the inspection as painless as possible:

- Provide access to the property - keys, door openers, etc. readily accessible.
- If the seller is required to provide access to the property be there at the appointed time.
- Make certain that gas, water and electric utilities are on. This is of special concern in vacant or multi-family residences.
- Make certain that all pilot lights are lit, hot water tanks and heating systems are operable, appliances are connected and that all water valves are "on" (weather permitting.)
- Remove pots, pans, dishes, clutter from counter tops/stoves. Remove laundry from washers and dryers.
- Clean up the yard. Inspectors do not enjoy stepping in animal waste (a.k.a. doggedo).
- Control pets.
- Do not run water (except for required toilet flushing) during the inspection. Running water during an in inspection is disruptive to the process.
- Provide easy access to heating systems, hot water tanks and appliances.
- Replace burned out light bulbs.
- Make certain that all fuses and/or circuit breakers are operable.
- Make certain that all smoke detectors and carbon monoxide detectors are operable.
- Replace batteries as required.
- Disarm security system.
- Control children.
- Provide access to the water meter, gas meter, and electrical panel. Temporarily remove pictures or decorative items, which are used to conceal electrical panels.
- Provide access to hatches or crawl spaces.
- If any repair or replacement work of a significant nature has been done recently, provide inspector with copies of documents.
- Have disclosure forms, engineering reports, point of sale information, etc. available to the inspector.
- Provide as much visibility as reasonably possible for garage walls, basement walls, attics, storage rooms, etc

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