

Here's a checklist that can help your house inspect as well as it shows:

- \_\_\_ Expect the inspection to take 3-4 hours for an average size home (1000-2500sq. ft.)
- \_\_\_ Clear out all storage items from the oven
- \_\_\_ The dishwasher will be run, do not run it just before the inspection. You can put soap in it if you like.
- \_\_\_ Place all breakables, antiques and other valuables out of the way
- \_\_\_ Make sure all interior and exterior light fixtures work. If an outdoor fixture bulb is out, the inspector has to note that the fixture does not operate correctly.
- \_\_\_ Provide a 30" clear access to the furnace, water heater and electrical panel. Also, the inspector must be able to remove the electrical panel cover.
- \_\_\_ Install a new furnace filter. It will be looked at during the inspection and be considered as a part of the overall condition of the furnace or heat pump.
- \_\_\_ Ensure that windows & coverings are accessible & operate smoothly. If some are stuck or painted shut, the impression will be that many windows cannot open. Also, remove window security screws or provide keys for window security locks.
- \_\_\_ Replace all damaged window screens.
- \_\_\_ Tighten all doorknobs and tighten or repair all handrails. Also check to be sure that all interior doors will latch to the strike plate.
- \_\_\_ Clear the way to the attic access panel or pull down, especially in a closet. The inspector will enter every attic.
- \_\_\_ Be sure that there is a minimum of one smoke detector per floor.
- \_\_\_ Provide keys or unlock sheds and outbuildings.
- \_\_\_ Verify all utilities will be on at the time of inspection.
- \_\_\_ Have pilot lights on to water heater, furnace fireplace and stove
- \_\_\_ Remove or restrain pets on site.

Be prepared for the inspector to operate and look in the following:

· Kitchen appliances, A/C, Furnace, Evaporative cooler, all doors and windows, all plumbing fixtures, garage doors, switches, ceiling fans, pool/spa equipment, whirlpool tubs etc. closets and cabinets

Buyers and their agents can also help with the inspection process by providing the inspector with valuable information that will save time. Provide your inspector with: Sellers Property Disclosure Statement (SPUDS) this can give your inspector information about previous repairs that may have caused damage viewed during the inspection; it also gives the inspector the opportunity to verify the information provided to client like the size of the water heater, or the age of the air conditioning unit.

**Allow the inspector to work without interruption.** They are working for the buyer. Treat the inspector with the respect of a professional and you are more likely to get a professional job.

MLS listing provides the inspector with information needed to prepare for and find there way to the inspection.

Client's name and current address/phone number. When the pre-inspection agreement is read and signed before the inspection it works better for all the parties involved.

CBS code if you are unable to meet your inspector at the time of inspection or the client can only make it to the last 30 minutes of the inspection, make sure your inspector has

access. The CBS code, to be provided by the owner of the lockbox, was created for this reason. If you can't trust your inspector can you trust their opinion?

**Payment or Escrow information.** Payment is typically due at or before the inspection. Most companies charge a fee if they need to bill escrow.

A little cooperation from all parties can make this transaction an enjoyable one.