



Your Pre-Launch Preparations: Inspections

What a home inspector does...

During the inspection, properties are examined top to bottom, with emphasis placed on evaluating the roof, walls, foundation, plumbing system, electrical system, and HVAC system. Inspectors will also check for the operational ability of installed systems, such as garbage disposals and carbon monoxide detectors, as well as for leaks, mold, mildew, and other signs of water damage.

The most common inspections are: home, pest, foundation, roof, structural engineering, mold, Radon, and property line surveys.

Pest inspections are separate from a home inspection, but may be a necessary measure to get ahead of any unwanted pest issues.

A pest inspection is conducted separately from your home inspection and covers common pests, like termites, ants and moths, but also mice, scorpions, or snakes, depending on where you live.

The most nefarious pest problem a homeowner may face is a termite infestation. Termites and other wood-destroying organisms will require pest control and can cause structural damage to your property that is costly to repair.

As a seller, you're going to want the home inspection to go as smoothly as possible, with little to no major issues detected.

In order to best be prepared for the inspection of your property, please use the checklist to make sure that you and your home are prepared for when the inspectors show up.

Note: I cannot fully stress the importance of recommending that access to all spaces be free and clear of personal property and belongings so that inspectors have full access to all areas of your property. This ensures that a full inspection can be conducted at the time of inspection alleviating any return visits as they charge additional fees for reinspection.



Preparing Your Home for Inspections Checklist

- ☐ Please provide us with 2 keys to the home
- ☐ Make sure that access to all crawl spaces, attic spaces, hatches, and entries are clear for the inspector to easily access
- ☐ Install CO detectors near bedrooms. Note: Two story homes require 2 CO detectors, one on each level. 1 story homes with bedrooms located on opposite sides of the home also require 2 Co detectors. A good location is in the hallway close to the bedrooms. CO detectors must be mounted and/or installed for the appraisal.
- ☐ Smoke detectors: check / replace batteries. Smoke detectors must be mounted and/or installed for the appraisal.
- ☐ Replace all heater and HVAC air filters / or wash if reusable
- ☐ Double or triple brace water heater, depending on size, and block if necessary for extra safety and stability
- ☐ Remove all debris from under the house making sure the crawl space is clean
- ☐ Check grading to make sure there is no soil contact with wood (grading)
- ☐ Place a wrench near your gas shut off valve for emergency use
- ☐ Check to make sure all electrical panels are properly labeled and covered
- ☐ Turn all pilot lights on
- ☐ Replace any burnt light bulbs that are out with new light bulbs
- ☐ Make sure your toilets are functioning properly
- ☐ Check for any water leaks or water damage
- ☐ Clear the exterior perimeter of your home
- ☐ An upfront payment may be required for your HOA documents (if applicable)