



## Home Seller's Tips for a More Positive Home Inspection

During the home inspection, the inspector will be operating and examining almost everything in the home, garage and attic. By following the items in this checklist, you can help ensure a more positive home inspection.

- Ensure that all utility services, valves, connections (e.g., electric, gas, water, etc.) are turned on and any pilot lights are lit.
- If there are any children at home make sure that a responsible adult is present. The inspector may decline to perform the inspection if juveniles are present without an adult.
- Disable the security system. Unlock or provide keys to areas that the inspector will need to access, including garage doors.
- Try to position personal belongings and storage items so that they do not hinder access to any wall, ceiling or floor areas, including in attics, closets and under-sink cabinets.
- Ensure that access to open and enter attic stairways and entrances is clear so that the inspector can enter these areas (don't forget garage openings). Same for crawlspace access in pier and beam homes.
- Make sure that there is nothing blocking access to, or preventing operation of HVAC systems, electric service panels, water heaters, appliances, plumbing access panels, etc.
- Test smoke and carbon monoxide detectors, and replace old batteries.
- Replace dirty HVAC air filters. Make sure that they fit properly.
- Remove any debris, wood, stored items, etc. from around the home and garage foundation to avoid these from being reported as conducive to termite infestation.
- Trim bushes back from the foundation and walls.
- Provide copies of receipts and warranty information for repairs and service performed on major components and systems (e.g., roof, foundation, heat or a/c, etc.)
- Ensure that pets won't interfere with the inspection. Ideally, they should be crated or otherwise secured.
- You can help reduce the number of incidental findings that are reported by addressing any other maintenance and repair items that are within your ability to do. These may include: replace burned out light bulbs; fix leaking faucets, clogged aerators and leaking drain stoppers; recaulk tub and shower joints; replace leaking toilet flappers; clean range hood filters; reattach downspouts and replace broken or missing splash blocks; replace missing or broken outlet covers and switch plates; replace broken windows, latches and missing screens; Install anti-siphon devices on outside spigots; etc.