



## PREPARING YOUR HOME FOR A GENERAL HOME INSPECTION

### - TEN THINGS YOU CAN DO -

#### **1) Make sure all the utilities are “ON”.**

This means more than just having the water, electricity, and gas services "ON" to the home. Service should be "ON" to each fixture, appliance, and mechanical unit that these utilities service. If a service is "OFF" to a fixture or appliance, it should be disclosed.

#### **2) Have “ALL” the keys available.**

Some homes have storage areas, gates, shops, and extra buildings that have locks different from those of the home. Make sure these areas are opened or have the keys available for the agent and inspector.

#### **3) The electrical panel should be easily accessible.**

An inspector is required to remove the cover of the electrical service panel. Please make sure the panel is accessible and that the cover can be removed. This means removing stored items, or shelving units from the front of the panel. Remove any padlocks or have the key available. If the cover has been painted, clean screw heads so they can be easily removed. You also may want to score the paint around the cover so that it can be removed without causing damage.

#### **4) Verify that the attic space is accessible.**

Cars, boats, mowers, tools, boxes, etc., should be moved to allow for access and proper use of pull-down stairs and/or scuttle hole. Check the condition of the pull-down stairs. Stairs in poor condition can put the inspector at risk of personal injury and/or prevent them from inspecting the systems and components in the attic.

#### **5) Make sure the systems and components in the attic are accessible.**

Move stored items that might be blocking access to the systems and components in the attic such as the HVAC, water heater, chimney, and structure. Please check the soundness of the attic floor decking to limit the potential for property damage and injury to the inspector.

**6) Trim vegetation away from the home.**

Tree limbs in contact with the roof should be trimmed. Shrubs and flower should be 12-24 inches from the home. The grading, rocks or mulch should be 3-4 inches below the brick ledge to allow for the proper inspection of the home's foundation and wall cladding. Doing this can also prevent exclusions from being noted in an exterminator's Wood Destroying Insect Report.

**7) Replace burned light bulbs in permanent fixtures.**

Checking to see if a fixture has a burned bulb is not something that an inspector is required or expected to do. Replacing burned bulbs will ensure that fixtures that are in good working order are not noted as deficient.

**8) Remove items in sink cabinets that block the view of the plumbing.**

Confirming that there are no plumbing supply and drain line issues is an important part of a home inspection. You don't have to clear the entire cabinet; however, removing items that block access to plumbing lines is helpful.

**9) Remove knickknacks from the top of toilet tanks.**

We understand that it has been important to make your home as attractive as possible, but now it is time to help your inspection go as smoothly as possible. Removing these items will allow the inspector to properly inspect the toilets without the risk of damaging your belongings.

**10) Make the windows accessible.**

Checking windows for emergency egress is an essential part of the inspection. Removing personal belongings from window sills and raising the blinds prior to the inspection ensures the inspector has access to the windows and limits the risk of damaging personal belonging as well as the blinds.

If you have questions about the recommendations listed above, or you are interested in having a pre-sale inspection performed, please feel free to contact us. We would be happy to help.

Sincerely,



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