

Inspection Checklist



1. Clean the House



This sounds so simple, yet home owners often overlook this tactic. Home inspectors are people first and inspectors second. As people, they carry preconceived ideas of how well a home has been maintained. Clean homes say you care and take care of the house. It's a good idea to

make a good impression. Don't make the mistake of thinking they can see past stuff; they can't.

2. Leave the Utilities Connected



The home inspector will need to turn on the stove, run the dishwasher, test the furnace and air conditioning, so leave the utilities on, especially if the house is vacant. It's impossible to check receptacles for grounding and reverse polarity if the power is turned off. Without utilities, the inspector will need to reschedule, which could

delay the closing of your transaction and the removal of the buyer's home inspection contingency. Some inspectors will charge a buyer a reinspection fee to make a return trip, and that can cause ill will, too.

3. Provide Workspace Around Furnace and Water Heaters



Remove boxes, bookcases, furniture and anything else blocking access to your furnace, air conditioner and water heater. The inspector will need three to four feet of working space to inspect these items.

They often will not move anything themselves but if they don't have access, an inspector might suggest a specialist to the buyer. Buyers, not understanding why, might then hire a specialist who will undoubtedly find more things wrong. Why? Because a specialist has a lot more knowledge than a general inspector.

4. Keep Pilot Lights Ignited.



Many home inspectors will refuse to light pilot lights because the inspector does not carry enough insurance to be covered for that type of liability / risk. If your pilot lights are not lit, then important items such as the water heater, gas stove or furnace will not be inspected, and the buyer could delay closing until those inspections are completed.

Again, the inspector will probably charge the buyer extra to make a return trip.

5. Provide Access to Attic and Garage



The inspector will need to get into your basement and/or attic as well, so keep a path cleared. Check for water in the basement. Move all boxes and stored items away from the walls by at least two feet. Vacuum spider webs. Look in the attic for possible rodent droppings. Secure valuables, if

any.

6. Leave Keys for Outbuildings and Electrical Boxes



Leave the remote controls for your garage door opener or a key if the garage is unattached to the house. Unlock the covers for your sprinkler system and electrical box. Leave a key for exterior building access. You can label these keys and leave them on a kitchen table.

7. Clear Away Brush from Exterior Inspection Points



Nobody expects you to shovel a tunnel around your home if snow drifts are blocking the foundation but, in the winter, do provide a path around the house. In the summer, cut down dead tree branches and clear brush from the foundation. Move trash cans away from the house.

8. Provide Repair Documents



know those items were reinspected.

Make available to the home inspector all invoices and documents regarding remodeling or new items such as a roof or furnace. If you've upgraded the electrical from ungrounded to grounded, installed a new dishwasher or repaired a leaky faucet, find the paperwork. It will give the buyer peace of mind to

9. Have Access To Electrical Panels



The interior and exterior panels are not just looked at. Texas Real Estate Commission requires inspectors to remove the panel covers to evaluate the interior of the panel. So, while opening the cover helps, all of that must come off anyway. Leave enough room to allow access to both. Remove shelving and boxes.

10. Prepare to Be Away for Three Hours Minimum



Often the buyer will accompany the home inspector, and buyers feel uncomfortable asking questions if the owner is present. Try to schedule a time for the inspection when you can be out of the house, and take the children with you. Crate your pets if you cannot remove them from the premises.

Many inspections can take up to 3 hours to complete.

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