

How to Prepare for a Home Inspection

It's the day before the home inspection and you're wondering how to prepare. The home inspector will be canvassing the home and you want the process to go smoothly. Whether you're in a new construction home, an older home, or having an investment property inspected, here are a few things to do to prepare for the home inspection.

- **Make sure the power and utilities are turned on.** A big part of a home inspection is checking to see everything is working properly. Tests will be done to inspect electrical, gas appliances, and plumbing systems, including water faucets, toilets, heat, air conditioning, kitchen appliances, lights, and anything else that turns on. Having the utilities and pilot light on turned on in advance will ensure that the inspection won't have to be delayed or rescheduled.
- **Fix the basics.** Spend some time walking through the home and check things that you can fix in advance, like making sure light bulbs work (both inside and out), windows open and shut, window screens are installed, and that doors open and close properly.
- **Clean the house and make it easy to walk through.** The home inspector will be following a checklist and even though cleanliness isn't on the list, a clean home will make the inspection much easier. The home inspector will be going from room to room, opening doors, checking appliances, and working carefully to review conditions. Vacuuming and dusting can help with the ease of inspection. Even though a clean home is optional, it will make the process go smoother.
- **Move obstacles in advance.** If there is stuff to step over or obstacles in the way of maneuvering around the home, make sure to move these things in advance. Anything that is in front of the furnace, water heater, or air conditioner needs to be moved so the home inspector can get up close. Locations like the attic, crawl spaces, and attic will also need to be accessed and unlocked if necessary. Move furniture or clean closets so that the home inspector has a clear path.
- **Have your paper work of repairs or remodeling handy.** Just like if you were selling a car, the home buyer will be curious about the repairs and work that have already been done to the home. The home inspector will include information about these items, which is especially helpful when it comes to answering questions about upgrades to appliances, problem areas, or remodeling. The more information about what has been done, the better.

The home inspector will come prepared with everything that's needed for the inspection, including tools and paperwork. Make sure the home is ready and prepared for a thorough inspection.

TWEETS

Prepare for your home inspection with these helpful tips: [link]

Did you know there are a few important things to do in advance of your home inspection? I'll show you everything you need to know. [link]

Attic spaces in closets will need to be accessed by the home inspector. Make sure your closet is cleaned out in advance.