

# How to prepare

## For Your



First things first; RELAX! The home inspector is going to do a visual inspection of your home and report the observed condition to your buyers. Most professional home inspectors will also point out the positive attributes of your home and teach your buyers how the installed systems work and offer routine maintenance tips on how to care for their new investment. If there are items or issues found, they should be reported in an objective manner. So don't panic, cooperate for success!

---

- Be prepared for the inspection to take 3-4 hours. It may not take that long but give the buyer the courtesy to learn about your home without being rushed. This is an important step and a big investment for them and they have hired the inspector! You can also leave a number and ask for a call or text when done!
- Provide the inspector with a list of things that you know are in need of repair, not operational or should not be operated or tested. Remove any personal items from view as you did for showings. Remember, all cabinet doors, drawers and closets are inspected.
- Clear items away from areas the inspector will need to access, such as the attic scuttle in the home and or in the garage (Inspectors don't want to make an insulation mess in your home just as bad as you don't want them to!) and keep items clear from the electrical panel.
- Move furniture and items in storage away from walls, furnaces & water heaters etc. They need to be opened and inspected.
- Provide keys for areas that may be locked such as garages or crawlspace access etc.
- Make sure all light bulbs are working properly and replace any missing bulbs.
- Turn off alarms and remove pets or let the inspector know they are there.
- RELAX! The buyer already loves the house! They made an offer, and hired a licensed home inspector to simply report on condition. If there are issues, they should be handled fairly and professionally!