

Sellers Can Speed Up Their Home Inspection

*Sellers can speed their home inspection by following these Suggestions.
The inspection will go smoother, with fewer concerns to delay closing.*

- 1. Confirm that water, electric and gas service are on, with pilot lights burning.*
- 2. Ensure pets won't hinder the inspection. Ideally, they should be removed from the premises or secured outside. Tell your agent about any pets at home.*
- 3. Replace burned out bulbs to avoid a "Light is inoperable" report that may suggest an electrical problem.*
- 4. Test smoke and carbon monoxide detectors, and replace dead batteries.*
- 5. Clean or replace dirty HVAC air filters. They should fit securely.*
- 6. Remove stored items, debris and wood from foundation. These may be cited as "conducive conditions" for termites.*
- 7. Remove items blocking access to HVAC equipment, electric service panels, water heaters, attics and crawl spaces.*
- 8. Unlock areas the inspector must access-attic doors or hatches, electric service panels, closets, fence gates and crawl spaces.*
- 9. Trim tree limbs to 10' from the roof and shrubs from the house to allow access.*
- 10. Attend to broken or missing items like doorknobs, locks and latches; windowpanes, screens and locks; gutters, downspouts and chimney caps.*

*Checking these areas before your home inspection
is an investment in selling your property!*

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