



TIPS TO SPEED UP YOUR HOME INSPECTION

Seller can speed up the process of their home inspection by following these suggestions. The inspection will go smoother and with fewer concerns to delay closing.

- Confirm that water, electric and gas service is on, with the gas pilot lights burning.
- Ensure your pets won't hinder the inspection. Either remove them from the premises or secure them outside. Tell your agent about any pets at home.
- Replace burned out light bulbs to avoid a "light inoperable" report that may wrongly suggest an electrical problem.
- Clean or replace dirty HVAC air filters. They should fit securely.
- Remove stored items, debris and wood from the home foundation. These may be cited as "conducive conditions" for termites.
- Remove items blocking access to HVAC equipment, electric service panels, water heaters, attic access and crawl spaces.
- Unlock areas the inspector must access – attic doors or hatches, electric service panels, closets, fence gates and crawl spaces.
- Trim tree limbs to be at least 10 feet from the roof and trim shrubs from the house to allow access.
- Attend to any broken or missing items like doorknobs, locks and latches, windowpanes, screens and locks; gutters, downspouts and chimney caps.

Checking these areas before your home is inspected is an investment in selling your property. Your real estate agent will thank you!