

Sellers Can Smooth Out The Home Inspection

Following these hints will also create fewer concerns to delay closing:

1. Confirm water, electric and gas service is on, with gas pilot lights burning.
2. Ensure pets won't hinder the inspection. Ideally, they should be removed from the premises or secured outside.
3. Replace burned out bulbs to avoid a "Light is out" comment 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 "conditions conducive" for termites.
7. Remove items blocking access to HVAC equipment, electric service panels, water heaters, attics and crawl spaces.
8. Unlock and/or unblock areas the inspector must access - attic doors or hatches, electric service panels, closets, fence gates and crawl spaces.
9. Trim tree limbs back 10 feet from the roof and shrubs from the house to allow access, and to keep them from rubbing against the side of the home.
10. Attend to broken or missing items like doorknobs, locks and latches; windowpanes, screens and locks; gutters, downspouts and chimney caps.

If you take the time to check these items *before the home inspection*, it will be an investment that will make your home sale go more smoothly.