

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 away from foundation walls, especially the corners. These may be cited as "conditions conducive" for termites.
7. Remove items blocking access to HVAC equipment, water heaters, attics and crawl spaces.
8. Confirm garage overhead and service doors are clear of items.
9. Insure electrical panels and sub panels are accessible.
10. Confirm water meter and main water lines are accessible.
11. Unlock and/or unblock areas the inspector must access - attic doors or hatches, closets, fence gates and crawl spaces.
12. Decorative items from doors and windows are removed.
13. Kitchen counter tops are clear. Remove items from the oven and dishwasher.
14. Attend to broken or missing items like doorknobs, locks and latches; windowpanes, screens and locks; gutters, downspouts and chimney caps.
15. Trim tree limbs back 10 feet from the roof and shrubs from the house to allow access, and keep them from rubbing against the side of the home.

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.