



From The Home Inspector

Tips for preparing your seller and their home for a home inspection:

Adhering to the recommendations listed below, when preparing your seller and their home for a home inspection, has been proven time and time again to reduce much of the pressure, tension, and in some cases suspicions between buyers and sellers, that can be generated by the home inspection process, and can make the negotiations run smoother through out the entire inspection and repair process.

Prepare Your Seller:

1. Explain the Home Inspection process, to include, Radon Testing to your seller.
2. Be sure that your seller knows the date and time that home inspection will be performed.
3. Allow 2-5 hours for the home inspection in accordance with the size and age of the home.
4. It is recommended, but not required, that the seller leave the property during the inspection. This gives the inspector and prospective buyer the opportunity to converse openly about conditions within the home. If the seller chooses to remain, they should not interfere with the inspector or inspection process.
5. Remind the seller to check clocks, timers, Ground Fault devices, door and window locks, and child safety devices after the inspection, which may have been disengaged or disturbed during the inspection process and not re-set.
6. Inform your seller that any needed communication with the inspector should be handled through the realtors and/or buyer. A home inspector is legally bound not to discuss any of the findings on the report with any party other than the buyer/client, unless permission for communication between the inspector and other parties to the transaction is granted by the buyer/client.

Prepare The Property:

1. All utilities should be turned on and be in operational condition prior to the inspection.
2. Fuel tanks should hold enough fuel to conduct testing for all applicable equipment and appliances.
3. All mechanical equipment should be operational/ready to test and inspect.
4. All attic, crawlspace, and other uncommon spaces should be made accessible for the inspection.
5. Any clothes, furniture, storage items, shelving, or other obstructions should be moved from all such access areas.
6. All electrical panels, heating and cooling equipment, water heaters, appliances and fixtures should be easily and completely accessible. Any storage items, shelving, furniture, or other obstructions should be cleared away from all such components and equipment.
7. A representative amount of walls, ceilings, floors, windows, and doors should be accessible for inspection. This is usually accepted at about 60% of these components or one per wall per room.
8. All pets should be removed from the property or adequately caged during the course of the inspection.
9. Any quirks within the home, hidden equipment, or other abnormal conditions within the home should be made known to the inspector prior to or at the time of the inspection.

Preparing the property and the parties for the inspection will avoid costly return trip charges, confusion, and inconvenience for the buyers and sellers.

If you have additional questions with regard to preparing your seller or their home for a home inspection, contact your favorite inspector or go to www.ASHI.com for answers.

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