



# Preparing for a Home Inspection

If you're selling your house, here are some ways to make your home inspection go smoother, with fewer concerns to delay closing:

- Make sure the inspector has access not only to the house, but also to the furnace, water heater, and air-conditioning units (especially those housed in a closet, the attic, and/or the crawlspace).
- Remove any items blocking access to HVAC equipment, the electrical service panel, the water heater, etc.
- Check to see that the garage door is open and that any water heater, utility panel, shutoff valves, and re-sets for ground-fault circuit interrupters (GFCIs) inside it are accessible.
- Unlock areas that the inspector must access, such as attic doors or hatches, the electrical service panel, closets, fence gates, and crawlspaces.
- Ensure that all utility services are on, with gas pilot lights burning.
- Be sure your 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.
- Replace burned-out bulbs to avoid a "light did not operate" report that may suggest an electrical problem.
- Remove stored items, debris, and stacked wood from the foundation area. These may be cited as conditions conducive to wood-destroying insects.
- Trim tree limbs to 10 feet from the roof and trim shrubs to 1 foot from the house to prevent obstructions to service lines and other potential hazards.
- Attend to broken or missing items, such as doorknobs, locks and latches, windowpanes, screens, and gutters, downspouts and chimney caps.

Checking these areas before your home inspection is an investment in selling your property and will expedite your closing.

