

HOW TO PASS YOUR HOME INSPECTION

As you know, we are advocates of having your home pre-inspected before listing your home for sale. This can save you time, money and stress. The inspector is an unbiased third party, but if your home is clean and ready to go, it will leave a better impression. To make the inspection as simple as possible, **start with a thorough cleaning. Dust in hard-to-reach places and remove clutter** that could obstruct the inspection. Below are tips that identify areas to prepare for a home inspection.

If you know something is broken or not working, try to fix them before the inspection; items like **light switches** will be marked as defective even if it requires just a simple **bulb replacement**. If you have a standard hot water tank, be sure there are **earthquake straps** attached. **CO detectors and smoke detectors** are also required, be sure these are installed and working per manufacturer instructions.

With many older homes, most were fueled by oil up until the 1960's. If you know there was an old oil tank on the property you will need to provide **proof of decommissioning**; if not, a simple oil tank search can be done and depending on the results, you can have the tank decommissioned or provide evidence that one was not found on the property.

Try to leave about an hour before the scheduled inspection time in case he/she arrives early to set things up. Of course, if you are conducting a pre-listing inspection, **be sure to be around for the final wrap up with the inspector**, this can take about fifteen to thirty minutes.

Once you have received your home inspection back (typically the next day) we will review with you those items that we recommend be repaired prior to Listing your home for sale. **The repairs we recommend for you to make will be less than what a Buyer will ask for**, if they were to conduct their own inspection and most won't ask for any repairs to be made if a pre-inspection is performed.



HOW TO PASS YOUR HOME INSPECTION

Here are some tips for specific areas of your home.

1. ATTIC:

If the access is in a closet, clear space directly below the access. Remove clothing, shelves, breakables, etc. Remove anything you don't want broken or covered in insulation. Make sure the access is not painted shut and can be easily removed.

2. CRAWLSPACE:

Sometimes this access is in the same area as the attic access. Locate the access and make sure it can be easily removed. Pull back the carpet if it's covering the access area, which will make it even easier for the inspector to locate it.

3. ELECTRICAL PANEL:

Generally, these are in the garage. The electrical panel is where the breakers or fuses are stored and operate the electrical system in the home. If the panel is found in a different room of your home (such as the living room), make it easily accessible and visible.

4. HVAC

This area should be well cleared, roughly 2-3 feet in front and 1 foot on either side. The inspector will be inspecting the burners, the distribution, flue pipe, air filter, etc., therefore access is especially important. This may not apply to you if your home has another form of heating.

5. WATER HEATER:

The home inspector will need access to the firebox, the area near the bottom of the water heater, where the gas thermostat is. This only applies to gas water heaters. The inspector will also need access to the shutoffs and area below to ensure that the water heater is not leaking. Access to the nameplate, the roughly 4"x6" sticker, on the front of the panel is also important. This will identify the year of the water heater.



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6. LAUNDRY ROOM:

One of the biggest areas of concern is with water leaks, particularly behind the washer and dryer. The home inspector will be looking for leaks, dryer vent damage, debris, etc. Clear access to these areas.

7. LOCKED AREAS:

Ensure that all areas needing to be inspected, such as attics, bedrooms, closets, garages, and storage areas are unlocked and accessible to the home inspector.

8. BELOW SINKS:

All areas below sinks should be cleared for inspection. Assess areas below sinks for leaks. If you don't know how to repair something, read a home maintenance guide or call a professional.

9. HOME APPLIANCES:

Clearing access to all appliances decreases the likelihood of damage to the unit and allows for proper inspection and functional testing.

10. STORAGE AREAS:

A common problem home inspectors run into is people stacking boxes in the garage which doesn't allow access to thoroughly test the functionality of the garage door openers. If the garage has become the transitional area for personal items prior to moving, we recommend organizing these items as best as possible in the center of the garage and away from the garage door openers, as well as the main door entering the garage.



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