

Ten Ways to get a Better Inspection Report

1. Confirm gas, water and electricity are turned on and gas pilot lights are burning.
2. Ensure pets won't hinder inspection. Tell Realtor about cats or other animals to be kept inside.
NOTE: Kenneling or taking the pets to the spa for the day is recommended.
3. Replace any burned out light bulbs.
4. Test all smoke and carbon monoxide detectors. Replace batteries if needed.
5. Clean or replace dirty HVAC Air Filters. Verify filters fit and are properly secured.
6. Move wood, stored items, high soil lines or debris away from foundations perimeter walls.
7. Unlock or remove locks from any items the inspectors must access:
 - Gates on fences
 - Attic Access Hatches or Doors
 - Electric Service Panels
 - Special Closets
 - Crawl Space Hatches, for pier-and-beam construction
8. Confirm areas and components are accessible by removing items blocking access to:
 - Electric Service panels
 - Heating & Air Conditioning Equipment
 - Water Heaters
 - Ground-fault Circuit-interrupters (GFCI) receptacles or devices
 - Attic or Crawl Space Hatches, *NOTE: remove items that might restrict movement in attic or crawl space.*
9. Trim tree limbs away from the roof covering and trim shrubs away from the exterior walls to allow access.
10. Repair or Replace broken, damaged or missing items:
 - Door knobs, locks & latches
 - Window locks & Broken glass
 - Window screens
 - Anti-siphon devices on exterior faucets
 - Rain gutters & downspouts
 - Chimney flue caps

Take these actions and your home inspection will go faster and will result in a "cleaner" inspection report. Good news for Seller, Buyer and Realtor alike!