

# How to Prepare for Your Home Inspection

One of the first things that will happen after you have an accepted offer on your home is for the buyer to schedule a home inspection.

Almost all home buyers will want to schedule a home inspection. While you can't get the home inspector to overlook problems you can make his job easier and help keep his attitude positive.

Here are some things you can do:

1. Don't hide anything – if something is broken, let them know about it. If the inspector thinks you are hiding anything, he will tend to look deeper to try to find what else you may be hiding.
2. Make things accessible – in areas where clutter seems to accumulate, go ahead and either pack up or dispose of things that would prevent him from accessing things like the attic, furnace, or water heater.
3. Check all light bulbs – you don't want the buyers to think you have an electrical problem when it's merely a blown out bulb.
4. Keep appliances cleared. The inspector is going to test them, don't make him move things out of the way to gain access.
5. Change the air filter in your furnace. Avoid the request to have it cleaned by a professional.
6. Identify the location of the septic system if you have one. This will help to avoid confusion and the possibility of a second trip.
7. Thoroughly clean your home. Give the home inspector a good impression so he doesn't think he needs to dig deeper.
8. Leave instructions. You don't want the inspector to say something doesn't work just because he can't figure it out.
9. Be prepared not to know how the inspection went. The inspector will tell you very little about his findings.

10. Clean your roof and gutters. Don't give the inspector another item to put on his list.

While you can't and shouldn't be able to influence the inspectors findings, you can help insure that he is in a good frame of mind when he inspects your house.

Please call if you have any questions.

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