



RESIDENTIAL & COMMERCIAL REAL ESTATE INSPECTION SERVICES

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Preparing for Your Inspection

The homeowner needs to allow for an easy inspection of their property. This allows for an accurate inspection of each detail. Please consider the following checklist:

Can it be reached? The inspector is required to inspect these items.

- Electrical Panel – allow easy access to the panel so its cover can be removed.
- Furnace – allow complete access to the furnace and filter assembly.
- Attic Access – can the attic entry be easily located and accessed? Remove screwed on panels.
- Crawlspace – ensure the crawlspace access is easily found and can be entered.
- Drains and Sewer Lines – allow clear visibility and access to all fixture drains and sewers.
- Fireplace – allow easy access to all sides for entry and observation of firebox.

Does it work? The inspector operates all controls as a typical consumer would.

- Switches – ensure each switch operates. Leaving a note on an unusual switch is suggested.
- Lights – ensure all lights have a working bulb. Do not assume its function is understood.
- Fans – is the fan operated with a remote? Can it be found?
- Gas operated systems – ensure all gas fireplaces, stoves, etc. can be operated with normal controls. Pilots should be lit and ready to operate.
- Thermostat – have this unit set as you would normally operate it for the season.

Other considerations? Help the inspector do a professional job.

- Remove disturbing pets. Nothing hampers the inspection like a constant barking dog.
- GFCI resets – leave a note if one is particularly hard to find.
- Past happenings – it is good to explain a curious finding, rather than leave it to speculation.
- Window operation – inspectors need to open as many windows as possible. Try to allow for this.
- Clutter – make hard-to-reach areas as accessible as possible. It doesn't need to be perfect.
- Inspector notes – leave a note if anything of peculiar nature needs to be understood.

It is best to leave your home. Allow your potential buyer the comfort of uninterrupted time in the home. This allows them time to learn of the property condition and to 'place themselves' in the property.

Check these items upon return. An inspector does their best to leave the home in the condition in which it was found. However, sometimes details get overlooked.

- Ensure the thermostat is set where you desire.
- Ensure the stove and oven are turned off.
- Are all GFCI receptacles reset? Especially check the garage reset if a refrigerator/freezer is plugged into it.