

## SELLERS TIPS

*How to smooth up your home inspection*  
*Home Check America*

Here are some things you can do to help the home inspection process go quicker, smoother and not delay closing:

1. Make sure all the utilities are on in the home and pilot lights are lit.
2. Make sure all appliances staying with the home are connected properly.  
Mark appliances that are not staying with the home. Remove all clothes in the laundry machines and dishes from dishwashers so we can test them.
3. Ensure pets are out of the way and won't hinder the inspector, who will go everywhere inside and outside the house.
4. Replace ALL burned out light bulbs to avoid "light is inoperable" notations on the inspection report. Note switches that are disconnected.
5. Keep the windows clear of window treatments. Please raise all the blinds so the inspector can see your windows and not damage your blinds.
6. Test all smoke and carbon monoxide detectors, replace dead batteries.
7. Clean or replace dirty filters in furnace. Make sure they fit properly.
8. Remove all stored items from around foundation. Do not hose down the garage or basement floor before the inspector arrives.
9. Remove all items blocking access to furnaces, air conditioners, electric panels, garage, water heaters, attics, crawlspaces, etc. This may mean moving pictures or cutting around the electric box cover if it has been painted to the wall. We remove panel covers to inspect the wires.
10. Unlock areas inspector needs to access, like attic doors, bedrooms, electric panels, closets, gates, crawlspaces, garages, etc.
11. Repair all missing or broken hardware, like doorknobs, locks, window locks, glass panes, screens, gutters, chimney caps, etc.
12. If you have not hired the inspector, please resist the urge to follow him around your house. However feel free to offer information about repairs that have been made or any unique conditions of the home. Try placing post-it notes on things that don't work or need explanation.

