



Preparing for Your Inspection

To assist in making your home inspection go smoothly and get the best and most accurate inspection possible, the homeowner should think about the following:

Is the path clear? The inspector will need access to the following areas:

- Electrical Panel – items moved away so the inspector can remove the cover.
- Furnace – can the panels be removed from the furnace and filter? *Install clean filter!*
- Attic Access – is there a clear path to attic access?
- Crawlspace – is the access door hidden or locked? (under carpet or step)
- Drains & Pipes – are under cabinets cleared of items enough to see the pipes?
- Garage Floor – pull cars out so the driveway and garage floor are visible.

Does it turn on and off? Make sure the inspector can see if it works:

- Programmable Thermostats – leave instructions or turn off the program
- Working fixtures – replace burnt bulbs, if the light doesn't come on it is assumed broken.
- What does this switch work? Put a post-it-note on unusual switches.
- Gas Fireplaces – have the pilot lit and a key available (no active fire on inspection day).
- Storage in the oven – move items so that the oven can be turned on without having to relocate stored items.
- Dishwasher will be run during inspection – add soap if desired.

Can it be opened? To inspect function the inspector must be able to open and close:

- Doors with keyed dead bolts – leave a key in any inside keyed dead bolts.
- Crank out windows – is there a handle in the house?
- Is the garage service door accessible?

Leave a note to the inspector. Communication always helps:

- Are there pets or other issues that the inspector should be aware of while a guest in your home? *Don't leave pets free in areas being inspected.*
- Are there any hard to find items? (GFCI resets)
- How old are the shingles?
- Are there stored window screens? – *It is best to install screens.*
- Signs of past problems that have been corrected. (Water spots)
- Wells and Septic: location and last date pumped.

Leave the House! The future home owner is paying for a service and they would like to be able to communicate openly and freely. It is emotional for some sellers that are leaving a loved possession and best if they are not present while people are “poking” around their home.

Check Up Upon Return. Double check to make sure things are back as you left them:

- Is the thermostat set where you like it?
- Are the stove and oven turned off?
- Have all the GFCI outlets been reset?
- Doors and windows locked?

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