

Checklist Information for a Successful Sale

Preparing for a Home Inspection

What to Expect:

- Inspection may take 2 to 4 hours
- Home Buyers may attend inspection.
- Ideally Seller is not present.
- Inspection is confidential information for paying party.
- Home Inspectors generally inspect exterior & interior roof/attic through foundation basement/crawlspace; opening built-in drawers/cabinets and windows/doors; operating furnace/AC, water heater, stoves/ovens, fans, lights, fireplaces, smoke detectors, GFCI outlets, jetted tubs, faucets —*They try to minimize disturbance and return settings/position as found.*
- Inspectors don't move furniture/personal items.

What to Do:

- Provide ready access to electrical panels, furnaces, water heaters, attics, crawlspace, water valves, areas under sinks, locked areas.
- Ensure all furnaces, water heaters, fireplace pilots are operating (e.g., power, pilot flame on).
- If unable to provide ready access or ensure operation of systems/components, proper disclosure is recommended. *Additional fee may be charged if inspector is requested to return.*
- Secure all valuables, firearms or other items of concern.
- Secure pets, provide instructions if needed.
- If testing for RADON — Entire house must be closed-up 12 hrs. prior to test and remain closed during test period. Normal door use to come and go is okay.**
- Protect Yourself — Request Buyer's inspector to have proper insurance.**

For Further Information Contact:



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