



Home Inspection *Prep Guide*

What should I do to prepare my home for an inspection?

Remove obstacles which may block the inspector's access to the following:

- Electrical panels, including any sub-panels
 - Water heaters
 - Under-sink areas
 - Dishwashers
 - Fireplaces
 - Sump pit/ sump pump
 - Heating & cooling equipment
 - Under-building crawl space access
 - Kitchen sinks
 - Ranges & ovens
 - Interior areas including garages & basements
 - Ground fault circuit interrupter (GFCI) outlets
- Attic space access (this includes removing clothing and other personal property which may impede access through a closet or garage)
 - Any locked item or area (remove locks, unlock doors and gates, or provide keys or other means of access so that the inspector can have access to yards and can open electrical panels, storage rooms, etc.)
 - Take measures to kennel, cage, or otherwise remove pets which cannot be let out (the inspector may be in and out of the home multiple times and cannot be responsible for monitoring the movements of your pets), which may harm the inspector or others present at the inspection, or which may be harmed by the inspection.
 - All space heating and water heating equipment should be operational (this means that standing pilot lights must be lit and that gas and fuel oil-fired equipment supply valves must be open). All systems (water, gas/oil, and electrical) should be on. If the inspector finds electrical circuit breakers in the off position, unlit pilot lights, gas or oil valves, water stops, or main water supply valves which are shut off; or other essential or major component controls which have been disabled, the inspector will assume that they are in such condition for a reason and the written report will state that they were not operated.
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- Clean eave gutters and properly extend downspouts. Make sure that your roof is in good repair, that the heating/air-conditioning system is properly maintained and, where applicable, has a clean filter, that there is proper labeling of all of the circuits in the electrical pane, and intact cover plates on all electrical switches and receptacle outlets – all these reduce the number of adverse conditions an inspector will otherwise have to include in the report.

- Finally, think about what appeals to you when you look at a home – curb appeal, a neat and trimmed yard, a well painted exterior and interior, clean carpets and floors, a garage or carport which is neat and roomy, uncluttered kitchen and bathroom countertops, etc. Talk with your real estate professional. Your real estate professional is an experienced and knowledgeable individual who can give you tips on how to help your home present its best face, both inside and out.

Radon Testing

The EPA requires that the following **CLOSED HOUSE CONDITIONS** be maintained for a minimum of 12 hours prior to, and throughout the duration of the **RADON** test (typically 48 hours).

- Keep **ALL** windows closed.
- Keep **ALL** doors closed except for normal entry and exit, including the door between the house and garage.
- Fans and blowers which move air from the outside of the house to the inside, or exhaust air to the outside should be turned off, including evaporative (swamp) coolers.
- Leave all thermostats at normal settings (can use heat or central air conditioning as needed).
- Window A/C units should operate on recycle mode only.
- Do not use ceiling fan(s) if in same room as **RADON** test device.
- No fires in wood burning stoves or fireplaces.
- Permanent **RADON** mitigation systems should be kept on.
- Crawlspace vents should be kept in normal seasonal position.
- Do not use any whole house fan or “attic” fan
- Do not use over range/oven hood fan
- Unit ventilators or Heat Recovery Systems (HRV) should remain on.
 - **RADON** testing device needs to be undisturbed during testing. The Continuous Radon Monitor (CRM) in use is equipped with anti-tampering sensors and may require retesting at additional cost.

Sewer Scope Inspection

- Please remove obstacles and personal belongings in front of and near by any interior and/or exterior plumbing clean outs.