

Preparing Your Home for an Inspection Tips for the Home Seller

Dear Seller,

The inspector will perform the inspection in the company of the prospective buyer. This is a time for the buyer to take another look at the house and discuss various items with the inspector. It is customary and recommended that the seller be absent from the house during the actual inspection. We would appreciate your cooperation in vacating the house during the inspection.

The inspection will last approximately 3 hours for average-sized homes.

Here are some things you could do to help prepare for the inspection. Accomplishing these tasks will prevent delays in closing and will help avoid follow-up inspections for any inaccessible areas.

- Take family pets to the neighbors or put them in kennels. The inspector will not enter a home with loose pets.
- Remove boxes, furniture, and other personal possessions that may be blocking access to the attic and crawlspace accesses. Remove shelves and clothing from closets if necessary.
- Provide clear access to crawlspaces and structural floor entry doors.
- Provide clear access to the sump pit in the basement.
- Move belongings from crawlspaces if possible. Move items to the center of the crawlspace so walls can be inspected.
- Clear a path to the furnace and water heater.
- Move personal possessions from exterior walls.
- It is helpful to have all sinks, basins, and tubs empty.
- Remove anything covering the electrical panel. Remove any locks from electrical panel.
- Secure breakables and valuables from small children that may be at the inspection.
- Unlock doors for which you have not provided keys.
- Turn utilities on (water, power, gas) and light pilot lights (water heater, furnace, fireplace).
- Light the fireplace pilot.
- Identify hidden access to main water shutoff.
- Pick up dog droppings in the yard.
- In winter, shovel the walk and driveway.

If you have any questions or concerns, please do not hesitate to contact us. 303-730-7233

Precautions - SARS Coronavirus COVID 19

Call2Inspect has implemented the following procedures in the wake of the coronavirus outbreak. We're doing everything we can to prevent the spread of disease on home inspections. These measures will protect home buyers and sellers, Realtors, and our own staff.

Sellers - If at all possible, we ask that sellers please vacate the home during the course of the inspection. They should plan on being away for 3 hours for a house and 2 hours for a condo. We realize that this may be a big ask with the current business and school closures. Please, if possible, sellers should be away from the house during the inspection. If sellers cannot leave the house, we ask them to please stay in one room during the course of the inspection.

Buyers - As always, we would like to be able to meet the buyer at the house and allow them to see any of the findings with their own eyes. However, we recognize that some buyers may not be comfortable attending or may not be able to attend. In this case, buyers should please wait for their inspection report to be emailed and read it, then phone their inspector and he will be happy to answer any questions.

If buyers are planning on attending, we will be asking them to please maintain a safe social distance of six feet to the inspector. In light of this, it would be best if buyers nominate only one person to attend the inspection. Please plan on coming 2 hours after the scheduled start time for houses, and 1 hour after the scheduled start time for condos.

Realtors - If Realtors are planning on attending the inspection, we will be asking you to please maintain a safe social distance of six feet to the inspector.

Call2Inspect Inspectors

- We are wearing a fresh set of nitrile gloves in every home
- As always we continue to wear shoe covers indoors
- In between jobs we are wiping down tools, phones, tablet computers, vehicles, and all other equipment with lysol spray and sanitizing wipes
- We will not come to work sick
- We will maintain a safe social distance of six feet and we will be doing elbow bumps in place of hand shakes or hugs

We understand these can be trying times for buyers and sellers and we wanted to let you know that we are doing everything we can to respect all parties and subject properties relative to hygiene procedures.

Radon Testing Protocols

The inspection may include a radon measurement. Closed building conditions must be maintained throughout the testing period, which is typically 48 hours. The measurement protocols are:

- All exterior doors and windows will need to remain closed during the measurement period, except for momentary entry and exit.
- Do not touch or move the monitoring device. It is located on the lowest level of the home.
- All windows must be kept closed.
- All exterior doors must be kept closed except for momentary entry and exit.
- OK to run central air conditioning and central heating.
- Do not run whole house fans "attic fans."
- Do not run evaporative coolers "swamp coolers."
- Avoid excessive operation of clothes dryers, range hoods, bathroom fans, window A/C units, and other mechanical systems that draw air out of the building.

Call us with any questions or concerns. 303-730-7233

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General Information About Home Inspections

What is a home inspection?

A home inspection is a primarily visual examination of the visible, safely accessible and readily accessible components of the interior, exterior, structural, roof, electrical, heating, cooling, and plumbing systems of a home for conditions that are currently adversely affecting the normally intended function or operation of those systems and their components.

The information that's developed from the inspection is documented in a written report along with recommendations for appropriate actions to address the conditions noted in the report. The completed report is presented to the inspector's customer. The report will also describe locations of main water, gas, and electrical shut-offs as well as certain component materials and methods of installation and construction used in the home.

In the course of performing the inspection the inspector will typically give the home buyer maintenance information to assist them in caring for and getting the most out of, what will soon be, their new home. Some home inspectors also include the kitchen appliances in their inspections and some provide other services such as testing for radon gas, spa and swimming pool inspection, and mold testing.

What does an inspector do?

While each inspector will bring a his or her unique knowledge and experience to an inspection, all home inspectors cover the same areas. They will examine the exterior including walking the roof to examine the roof covering materials and the other components above the roof line when it's safe to do so. They will examine the eave gutters, downspouts, chimneys, grading, drainage, driveways, walkways, porches, decks, balconies, patios, exterior wall claddings, and other exterior components.

They will examine the plumbing, electrical, heating, and cooling systems including the operation of plumbing fixtures and water heaters. Inspectors examine the interiors of electrical system main and sub distribution panels and the operation of heating and cooling equipment including, in some instances, removal of heating and cooling equipment access panels to permit closer examination of interior components. They will examine solid-fuel heating appliances such as wood stoves and fireplaces. Inspectors may enter under-building crawl spaces and attic spaces; open closets, cabinets, and cupboards; and enter and inspect every room of the home including garages and the function of automatic garage door operators.

A thorough home inspection of a typical home may take from two to four hours and it is customary for the buyer to accompany the inspector for part, if not all, of the inspection.

Will I receive a copy of the inspection report?

Typically the home seller will not get a copy of the report. The inspection and report are the property of the party paying for the inspection. If this is the buyer, then it is their report. Unless they authorize release of the report to other parties, only customers are provided with the report by the inspection company.

Can my home “fail” the inspection?

Absolutely not! Homes don't “pass” or “fail” inspections. Homes “speak” for themselves and a good inspector knows how to listen and what to listen for. The inspection report simply documents the conditions noted in the course of the inspection and provides recommendations for appropriate actions to address those conditions. Depending on what the inspector finds, the inspector's recommendations may range from simply monitoring some conditions to addressing others as routine maintenance items to recommending immediate action for some others. However, a home inspector is a disinterested third party and does not get involved in any negotiations between buyers and sellers and nor assign responsibility to either buyers or sellers regarding who is responsible for any recommended corrective measures.

Should I be present during the inspection?

While it may not always be practical, it is better for sellers and occupants to be away during the inspection and, in most cases, sellers or occupants are not present during the inspection. The inspection is the buyer's time to really become familiar with the home under the guidance of the inspector. Buyers typically feel more at ease when they are free to ask the inspector questions or to make comments and observations in an uninhibited atmosphere. If you need to leave special instructions for the inspector, they are best communicated through your agent or you can leave written instructions for the inspector.

If you must be home during the inspection, keep in mind that the buyer is paying for the inspector's time and expertise. Following along or “chatting” with the inspector or the buyer consumes their time and it may make the buyer uncomfortable. It is always best if you go about your normal daily routine and allow the inspector and the buyer to proceed through the house unaccompanied and uninterrupted from start to finish.

Can I get my home ready for an inspection?

By all means! Not only can a home be prepared for an inspection, it should be prepared for an inspection. When your home is properly prepared for an inspection, everyone benefits. It makes it easier for the inspector, reduces the time required to conduct the inspection, and shows consideration for the buyer's time as well. The results are not only fewer headaches for the inspector but also fewer disruptions and less inconvenience for you.

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

Take measures to kennel, cage, or otherwise remove pets that cannot be let out, that may harm the inspector or others present at the inspection, or that 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, standing pilot lights unlit, gas or oil valves, water stops, or main water supply valves shut off or other essential or major component controls disabled, the inspector will assume that they are in such condition for a reason and the written report will state that they are inoperable.

If the inspector operates a light switch for a permanently installed light fixture and the fixture has a burned out light bulb or no light bulb at all, the inspection report may state that the light was inoperable and may recommend further evaluation by a qualified electrician. To avoid this, replace burned out light bulbs or missing light bulbs in permanent light fixtures before the inspection.

Having clean eave gutters and properly extended downspouts, a roof that is in good repair, a clean furnace/air-conditioning system filter, proper labeling of all of the circuits in the electrical panel, and intact cover plates on all electrical switches and receptacle outlets all reduce the number of 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 that is neat and roomy, uncluttered kitchen and bathroom countertops, etc. Talk with your real estate professional. Your agent is an experienced and knowledgeable professional and can give you tips on how to help your home present its best face, both inside and out.

Inspectors aren't drill sergeants and they do not come to a home to perform a military "white glove" inspection. However, an environment that's neat and easy to move about in will best present your home to the buyer and will make the entire inspection process more enjoyable for everyone.