

A BUYERS CHECKLIST FOR A SMOOTH HOME INSPECTION

- ✓ The buyer should arrange the inspection at a time when the buyer can accompany the inspector through the inspection process.
- ✓ The home inspector will typically need the following information when making the appointment: type of foundation (i.e. crawlspace, slab, or full basement); age of home; price range of home; approximate size (square footage or bedroom/bathroom count; address and directions to the property.
- ✓ Contact the home inspector a minimum of 24-48 hours prior to the inspection if cancellation or schedule changes are needed.
- ✓ Some home inspectors deliver the reports on site but many will professionally prepare offsite and then email or fax the report to the buyer. Expect the inspector to ask for email address or a fax number.
- ✓ Typically, the inspector's information is confidential- so be sure to tell the inspector if you want copies sent to the realtor, builder, etc.
- ✓ Home inspections are not environmental inspections so discuss any special concerns before the inspection with the home inspector's office to get prices and recommendations for additional testing if desired.
- ✓ Home inspections are general inspections therefore if the house has unusual equipment or detached systems these may need separate inspections requested. Examples of items not included in a standard inspection: pool/spa; generator; septic tank; elevator; under ground sewer pipes.
- ✓ Allow 2 to 3 hours for the Home Inspection. This is typical home inspection and will vary with conditions, size and complexity—so adjust as needed.
- ✓ Many home inspectors will invite the home buyer to walk with them at the time of the inspection. This is a great time to learn about your home from a professional, so attend the inspection and allow time to spend on the inspector's walkthrough.
- ✓ Home inspections are one of the few expenses in the real estate transaction that are paid outside of closing. The home inspector will expect to be paid at the time of the inspection.

G R I F F I T H
H O M E A N A L Y S I S

A SELLERS CHECKLIST FOR A BETTER HOME INSPECTION

- ✓ Allow 2 to 3 hours for the home inspection. This is typical home inspection and will vary with conditions, size and complexity—so adjust as needed.
- ✓ Complete any minor maintenance needed that may give the impression of a home with deferred maintenance. For example:
 - Change A/C filters
 - Caulk bathrooms
 - Box/cover any exposed electrical junctions
 - Secure loose railings
 - Check exterior caulking for touch up
 - Have minor plumbing leaks fixed
 - Replace any deteriorated exterior wood trim
 - Clean roof, gutters and valleys
 - Replace broken glass panes
 - Check smoke detectors
- ✓ Remove any furnishings/storage that may be blocking the systems that will need to be inspected: electrical panel, water heater, heater, A/C compressors.
- ✓ Ensure the basement/crawlspace/attic access areas are unlocked and cleared for access.
- ✓ Check storage areas to ensure they are unloaded and accessible.
- ✓ Pets and animals should be loaded in pet cages or removed from the property temporarily. In the course of inspecting the conditions of the property the inspector will open and close gates, attic doors, garage doors, and basements. Pets can easily get into these areas unnoticed.
- ✓ Keep in mind the inspector will operate the appliances such as the whirlpool tubs; stoves; & dishwasher. If these are in use with decorations or stored items then remove as needed.
- ✓ When the inspection day arrives expect that realtors, buyers, and inspectors will arrive and park in the driveway. Expect the driveway to begin filling up 15-20 minutes before the inspection.
- ✓ Feel free to leave the inspector or buyers a note if you are concerned with any items condition or want to give the inspector information about access. (i.e. why a electrical breaker is off or a switch is taped off)
- ✓ The inspector will review the electrical system and test some types of breakers during the inspection so turn off the computer or back up your files as needed.
- ✓ Home inspections are not pass/fail inspections and are not city code inspections.
- ✓ Make sure all utilities(gas, electricity, water) are turned on to the structure and the systems are operational.
- ✓ Unlock and leave any keys on kitchen counter for detached buildings such as garages or utility areas.
- ✓ If someone is expected during the inspection like neighbors, cleaning person, kids home from school leave the inspector a note.
- ✓ Lawn sprinklers that are scheduled during the inspection period should be temporarily overridden and off— even home inspectors umbrellas do not work from the ground up.
- ✓ Most buyers prefer that the seller allow the home inspector and purchaser to complete the home inspection process without interference from the homeowner. So plan to leave the home for this period to allow the purchaser the opportunity to get familiar with the condition of the house.
- ✓ If you the seller are planning to be at home at time of the home inspection then realize the inspectors are professionals and have regimental process that they stick to in order to ensure consistent inspection quality. This means they are unlikely to alter the process for occupied rooms etc.
- ✓ The purchasers have chosen the Home Inspector and are paying this professional to inform them of the condition of the property. The inspector usually has a confidentiality agreement—so it's not likely that the inspector will discuss the report or conditions with the seller.