

What the Home Inspector Needs –Seller's Pre-Inspection Check List

- **Check that there is water flow at the kitchen and bath sinks.** Recommend running the water for at least one minute to see if pressure drops. Checking both hot and cold water is recommended.
- **Physically check that the electrical power is on and all the breakers are switched on.** (If seller knows why a breaker is tripped or off, leaving a note so this can be included in the report).
- **Physically check that all appliances pilots for furnaces, water heaters, and fireplace logs are burning.**
- **Clear all access to electrical panels and appliances.**
- **Remove enough stored items in the attic and crawlspace to allow access and reasonable access and viewing.**
- **Provide keys for all exterior doors locks including dead bolts, storage closets, and crawlspace access, gates or electrical boxes.**

- **Remove all dogs and cats from the dwelling, including the garage and yard.**
- **Do not block access to windows, doors, major systems, electrical outlets, and fireplaces.**
- **Clear underneath lavatories and kitchen sink to allow viewing of the plumbing lines.**
- **Stack all packing boxes in the middle of the floor areas to allow access to walls.**
- **Remove all stacked dishes and pans from the kitchen sinks and countertops.**
- **Remove all stored and stacked items from the bathtubs and shower stalls.** Some occupants store litter boxes, children's toys, clothes drying racks and even furniture in unused showers/tubs.
- **Disarm the alarm system or give the inspector the arm/disarm code.**
- **Allow the inspector ample time to complete the inspection (typically 2-3 hours on most homes).** The seller's presence is a distraction and slows the information transfer between the client/buyer and inspector.