



'HOME INSPECT PROS'
920-639-7260

**Certified
Professional Home
Inspector**

Preparing for The Home Inspection

John V. Olson Home Inspector

- The buyer and inspector have easy Access to the house and garage. Welcome them into the house. Give them the time they need to inspect the house. Clean the house as you would be for an open house. The deal isn't done yet.
- Water, electrical and gas services are turned on (including pilot lights).
- Data on the computer has been backed up and will not be harmed if power is interrupted.
- Pets removed from the premises or secured outside. Tell your agent about any pets at home.
- Tested all light fixtures and replace burned-out light bulbs.
- Checked sinks for Clogs. Went through entire house all the sinks drain
- Tested smoke and carbon monoxide detectors, and replaced dead batteries.
- Checked receptacles: Each outlet in the home works.
- GFCI protection in the kitchen and bathrooms at least.
- HVAC maintenance records clearly visible. Checked HVAC air filters.
- Attic is as accessible as possible. Removed items from shelves and hangers.
- Removed items blocking access to HVAC equipment, electrical service panels, the water heater, and plumbing under sinks.
- Opened and closed all the windows and doors. All window treatments opened.
- Appliances ready to be tested; range and oven is free of items, dishwasher empty. Special operation instructions for any appliance are available for inspector.
- Repaired or replaced broken or missing items; such as window cranks, locks or latches, windowpanes or screens, gutters or downspouts, or chimney caps.
- Significant cracks in your foundation should be checked before inspection. All warranties, documentation and the name of the contractor for any repairs done to the basement are available.
- Checking these areas before your home inspection may speed up the inspection and show the buyer that you have nothing to hide. Any items of concern make sure to disclose them on your seller condition report your real estate agent will help you and thank you.

John V. Olson

www.homeinspectpros.com

I inspect the house as though my daughter was buying it.

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