

Preparing **YOUR HOUSE** for a home inspection

When your house is scheduled to be inspected by Home Advantage, please take some time in advance of our visit to ensure we have access to all areas of the home.

Home inspections are non-invasive - meaning installed systems are not dismantled, walls are not cut open and furnishings / storage are not moved. Home inspectors need access to all areas of the home in order to inspect components that may normally be

hidden behind storage.

Home Advantage works carefully to fully inspect your home without causing damage or disruption. If you are selling your home, an inspection can be considered the extreme form of "showing" a home. Keeping your house tidy and free from clutter is important when showing your home! Ensure personal items and valuables are secured, just as you would during an open house.

Here are some tips to ensure Home Advantage is able to write a complete report, and avoid the need for a re-visit:

- 1** Ensure all utilities are properly hooked up and operable. While homes without electricity, gas or water supply can be inspected, it results in a limited report and less effective home inspection.
- 2** Please trim back bushes and remove items that may block access to vent openings, central air conditioners, utility meters, electrical outlets, hose bibs, etc. Exterior walls should be visible around the entire home.
- 3** In the garage, try to keep storage away from walls and doors.
- 4** In each room, the electrical outlets, light fixtures, windows and doors are tested and operated. Please keep outlets accessible for testing and replace burned out light bulbs.
- 5** In kitchens and bathrooms, please tidy up under the sinks. Home Advantage needs access to inspect and test supply and waste plumbing for all fixtures in the home.
- 6** Home Advantage will be inspecting the mechanical components of the home, including the electrical panels, furnace, water heater, gas and water shut off valves etc. Please ensure these areas are accessible and free from storage.
- 7** Often the attic access hatch is located in a closet. Please keep the attic hatch accessible, and where possible remove items from a closet if the hatch is located within. Home Advantage takes great care to keep our work tidy and treat your home with the utmost respect.
- 8** Wherever possible, the inspection should be completed with the client in attendance; if the homeowner is not the client, we ask if possible for you to make arrangements to be away from the home during the estimated three hour inspection time. Much like a regular house-showing, this makes the process less stressful for those involved in real estate transactions. If your family includes pets, it is helpful to bring them with you, or notify Home Advantage of their presence and any potential concerns.

Homeowners often feel anxiety about having their home inspected. Every single home has issues to be addressed, some more important than others. If you have particular areas of concern, please contact Home Advantage or leave a note on the kitchen counter. The inspection report becomes the property of the client rather than the homeowner, although if any situation is identified that may be a life-safety issue in the opinion of Home Advantage, the homeowner or their realtor will be notified right away.

CALL LEIGH TODAY TO BOOK YOUR INSPECTION!

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