

Ten Tips to Speed Up Your Home Inspection

Sellers can speed their home inspection by following these suggestions. The inspection will go smoother, with fewer concerns to delay closing.

1. Confirm that water, electric and gas service are on, with gas pilot lights burning.
2. Ensure pets won't hinder the inspection. Ideally, they should be removed from the premises or secured outside. Tell your agent about any pets at home.
3. Replace burned-out light bulbs to avoid a "light is inoperable" report that may suggest an electrical problem.
4. Test smoke and carbon monoxide detectors, and replace dead batteries.
5. Clean or replace dirty HVAC air filters. They should fit securely.
6. Remove stored items, debris and wood from the foundation. These may be cited as "conducive conditions" for termites.
7. Remove items blocking access to HVAC equipment, electric service panels, water heaters, attics and crawlspaces.
8. Unlock areas the inspector must access: attic doors or hatches, electric service panels, closets, fence gates and crawlspaces.
9. Trim tree limbs to 10 feet from the roof, and shrubs from the house, to allow access.
10. Attend to broken or missing items such as doorknobs, locks and latches, windowpanes, screens and locks, gutters, downspouts and chimney caps.



Checking these areas before your home inspection is an investment in selling your property. Your real estate agent will thank you.