

# How to Prepare Your House for a Home Inspection

By tackling a few common problem areas ahead of time, you can ensure the process goes smoothly, and avoid preventable issues from being marked in the report. Use this checklist as a guide to get your home ready for inspection!

## The Basics:

### 1. Clean and Declutter Your Home

- Tidy up all rooms:** A clean home makes it easier for the inspector to access key areas and leaves a good impression. Remove air fresheners, so they are not reposted as a possible cover-up.
- Clear pathways to major systems:** Ensure access to the attic, basement, water heater, electrical panel, and HVAC system.
- Remove clutter from storage areas:** Organized spaces allow the inspector to see the condition of walls, floors, and ceilings.

### 2. Check and Replace Basic Fixtures

- Test all light bulbs:** Replace any burnt-out bulbs to avoid confusion about whether a fixture is broken.
- Fix leaky faucets:** Tighten or repair any dripping taps in sinks, tubs, or showers.
- Replace air filters:** A clean HVAC filter shows you've maintained the system and improves air quality.

### 3. Address Minor Repairs

- Patch up holes or cracks:** Fill in small holes in walls and repair any visible cracks in ceilings or drywall.
- Secure loose handrails:** Tighten or replace wobbly railings on stairs or decks.
- Fix squeaky doors and windows:** Lubricate hinges and ensure all windows open and close properly.

### 4. Ensure All Utilities Are Functional

- Turn on all utilities:** Make sure water, gas, and electricity are on so the inspector can test appliances and systems.
- Test smoke and carbon monoxide detectors:** Replace batteries or install new detectors if needed.
- Run major appliances:** Check that the stove, dishwasher, and other appliances are in working order.

## 5. Prepare the Exterior

- Clean gutters and downspouts:** Remove debris to show proper drainage and prevent water damage.
- Trim overgrown landscaping:** Keep bushes and trees away from the house to avoid pest issues and improve curb appeal.
- Inspect the roof:** Remove debris, check for missing shingles, and clean moss or algae buildup.

## Go Above and Beyond...

### 6. Label and Provide Keys for Access

- Label utility shut-offs:** Clearly mark the locations of water, gas, and electrical shut-offs so the inspector can easily find them.
- Provide keys or codes:** Ensure the inspector has access to locked areas like sheds, electrical boxes, or crawl spaces.
- Unlock gates or fences:** Make sure exterior areas are accessible.

### 7. Document Repairs and Maintenance

- Gather receipts for recent repairs:** Provide proof of work done on major systems like the roof, HVAC, or plumbing.
- Create a maintenance log:** Show a record of regular upkeep, such as HVAC servicing or pest control.
- Highlight warranties:** If appliances or systems are under warranty, have the paperwork ready to share.

## Consider a pre-listing inspection!

**Savvy sellers can strengthen buyer confidence and prevent last minute surprises by performing an inspection and addressing issues early.**

**Contact Emily at Inside Out Home Inspections  
(731) 410-7111**