



**A guide for sellers
and their agents**

HOW TO PREPARE FOR A HOME INSPECTION



Brought to you by:



HERE ARE A FEW COMMON MYTHS

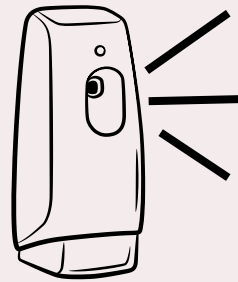
ABOUT PREPARING FOR A HOME INSPECTION



1

I should turn on all of the light switches in the house for the inspector.

Please, **DON'T** waste your time or money on any of these things.



2

Bonus points if my home smells like a Bath & Body Works or an Abercrombie store upon entering.

We honestly prefer that you don't

3

It's important that I sweep the rugs for the inspection. The inspector will notice if there aren't fresh, clean vacuum lines.

Here's what would actually be **REALLY** helpful & make things quicker/easier for everyone involved...





ENSURE ACCESSIBILITY

Keep things moving during the inspection, and avoid a deal slowdown with return trips due to accessibility issues

Confirm that main areas/components are readily accessible ahead of time



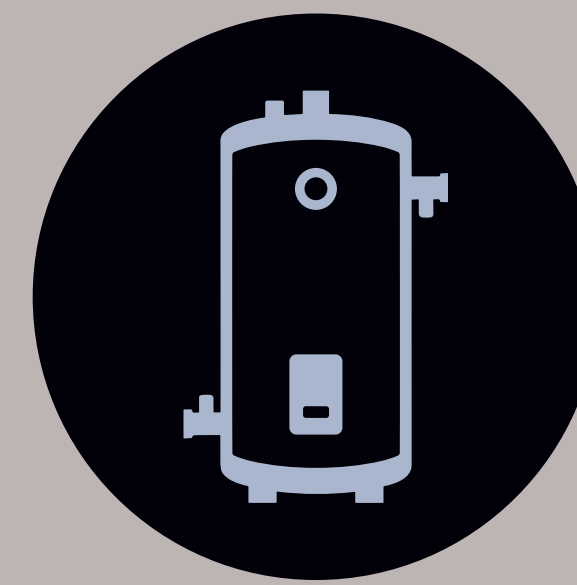
Crawlspace & Attic Accesses

Loosen extensively fastened (such as NAILED or painted shut) hatch doors or those that require out-of-the-ordinary dismantling to get inside. Move storage, clothing, vehicles, appliances, etc., blocking entrances.



Electrical Panels

Ensure there is adequate clearance for us to unscrew and safely remove the cover. Use a utility knife to cut around the edges of painted-over panel covers that are sealed to the wall. Remove anything covering panel(s), such as mirrors or artwork.



Water Heater

Move storage or shelving blocking the unit. We'll need to be able to inspect it and photograph data tags/ serial numbers.



Furnace

Ensure there is adequate clearance to get to the unit and room for us to remove the cover during the inspection.

CONFIRM UTILITIES ARE FUNCTIONING

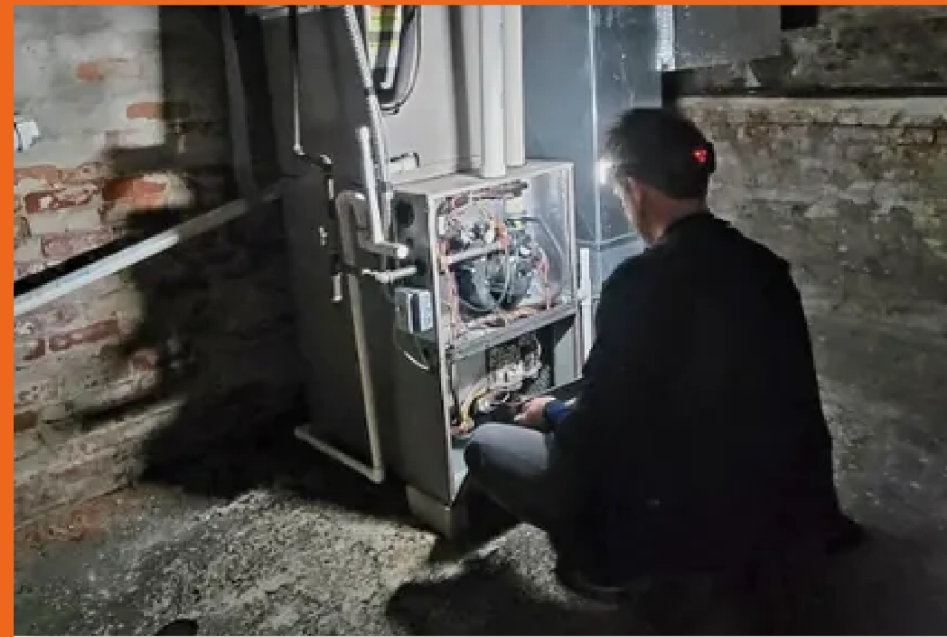
Please ensure that all utilities are on and functioning before the inspection, including to all appliances, systems, and components.



Electricity

Confirm service is on, including all **breakers**.

Leave ceiling fan & fireplace **remotes** in their proper holders or nearby.



Natural Gas/ Propane

This includes lighting **pilot lights** on ALL gas appliances, such as **furnaces**, gas **fireplaces**, and **water heaters**



Water

All **valves** should be **on**, and the **water heater** should be **full** and not winterized

INFORM US ABOUT KNOWN ISSUES

We don't need to know about every crack in your walls or ceilings, or every minor issue. However, we would greatly appreciate a quick email/note regarding any known issues that we should be aware of when performing a home inspection. Here are some examples that would be helpful to pass along to us:

Defective Appliances

That don't need / shouldn't be tested

If they leak water all over or simply don't work, we would greatly appreciate a heads up, so we leave them alone.

Broken Windows

Opening is a Risk

Please let us know if testing something poses a risk of loss, such as known window issues, including unstable glass panes or windows that fall shut.

Past Leaks

That have been repaired, but left staining behind

Wall/ceiling/floor staining or damage is present from a past leak, but the moisture source has been remediated.

Testing is Risky

Anything else that may cause loss if tested

If something is already broken, leaks heavily, backs up, or is defective, please let us know so we don't test it.

PETS AT INSPECTIONS



We are animal lovers. We don't mind the occasional tag-along if your pets are super friendly, won't run off without being watched, try to climb into an open crawlspace or attic hatch, and won't require any type of wrangling on our part.

However, if they are suspicious of strangers or might dart somewhere they aren't supposed to be unattended, please be sure to secure them in a way that won't limit the inspection, or find an alternative location for them during the appointment. We're unable to be responsible for locating pets on the loose.



Dogs



Cats



Etc.

One of our favorite past inspection tag-alongs

P.S. Please remember to inform us about any family pet situations we will be walking into.

DURING THE INSPECTION

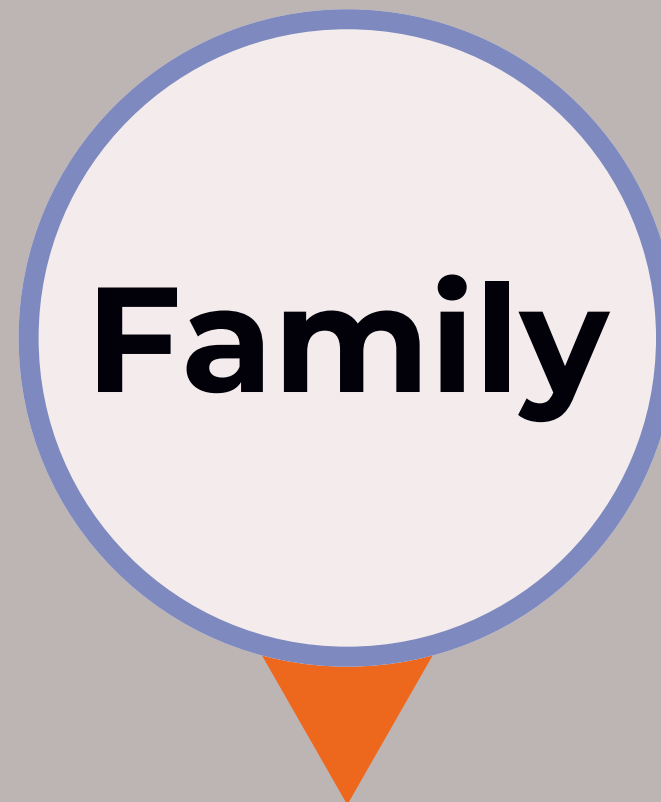
WE DO OUR BEST TO RESPECT YOUR HOME



We do our very best to leave your home as we found it. We lay down bedsheets and towels to catch dirt/insulation from attic and crawlspace hatches, but we also have a shopvac handy if needed. We remove shoes and wear slippers indoors.

Treating your property with care is one of our top priorities

WHAT IF MY HOME ISN'T CLEAN?



It's okay! Your home's tidiness is not a top concern during a home inspection.

The inspector is not there to judge the crumbs on the counter, dust on your furniture, or the mud your kids, pets, or significant other just dragged in. We have pets, teenagers, parents, etc. We understand! Ensuring what we've outlined regarding accessibility, known issues, and utilities is the most important.

WHAT TO EXPECT AFTER THE INSPECTION

We understand that you are probably anxious to hear about the findings and how the inspection went. However, please understand that we have a process to follow, and we won't be able to disclose specific findings until after the buyer has the report and has granted their permission.



We meet with the Buyers/ Their Agent for a Private Walk-Through Review

We give the buyers a chance to do a visual, verbal review of the property with us before receiving their final written report. This takes place during the last 30 minutes of the inspection appt.



The Buyer & Their Agent Receive the Report

Our inspection reports are guaranteed within 24 hours, but they are typically ready sooner. We will email the inspection report to the buyer/their agent upon completion.



The Buyer/Their Agent will Reach Out

The buyer or their agent is welcome to share the report (or parts of it) with you if needed. We just leave it up to them, but we can discuss negotiated repairs if our help is needed.



CONTACT US

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CALL



TEXT

EMAIL



**SCHEDULE
ONLINE**



NorthwestOhioHomeInspector.com

ABOUT US

We're a husband-and-wife-owned-and-operated business that we started together in 2007, giving us nearly 2 decades of experience.

We strive to make the home/property inspection process as simple as possible for everyone involved. We reach out to all agents when setting up an appointment and to sellers as needed in For Sale by Owner situations. Maintaining excellent communication is extremely important to us, and we don't take it lightly.



NorthwestOhioHomeInspector.com

Thank you!

FOR PUTTING YOUR TRUST IN
Our Small Business

Josh & Celena Frederick

SERVING NW OHIO FOR 19 YEARS

The graphic features a light blue background with orange and black geometric shapes. A trail of orange dots leads from the top left towards the center. The ASPEC logo is prominently displayed in the middle. To the right is a framed photo of a smiling man and woman. The text 'Thank you!' is written in a large, black, handwritten font. Below it, the text 'FOR PUTTING YOUR TRUST IN' is in a bold, black, sans-serif font, followed by 'Our Small Business' in a black, cursive font. At the bottom, the text 'SERVING NW OHIO FOR 19 YEARS' is written in a bold, black, sans-serif font, with 'FOR' in a white, handwritten font.



EST. 2007

THANK YOU

For accommodating & trusting us
with your home (or your client's)

We greatly appreciate all of your
help & efforts during this process!



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