



Preparing For An Inspection

10 Things Sellers Need to Do

1. Set expectations

Sellers need to make sure they're communicating and setting expectations and managing inspector protocol. Even if it's not required, sellers should request that inspectors wear masks, gloves, and booties or anti-slip socks when going through the inside of their home. They should ask inspectors to use hand sanitizer or wipes to disinfect any surfaces they touch promptly.

It may work best if your sellers supply these items and make them available to the inspector to use easily. Also, request that they sweep up any debris from their inspection after going in an attic, crawl space, etc.

2. Make space

Sellers need to make sure that inspectors can access the areas and spaces they need to check. I may require moving a few belongings or clearing out an entire room.

Remember — inspectors themselves aren't allowed to touch or move personal items. If they can't access an area, they'll likely wait and return after that space has cleared. Not only does this prolong the process, but it also causes frustration for everyone involved in the transaction.

Ensure an inspector can access electrical panels, water heaters, heating, cooling units, and outlets. Remind your sellers to check the garage, and move any vehicles or golf carts out of the way. (It's best if sellers take their cars off the property during

the inspection. No one wants an inspector to fall off a ladder accidentally and into the car in the garage.) Inspectors should be able to walk through a garage freely and get into an attic or crawl spaces.

If there are any objects in the way of the motion sensors on the garage door opener, they will need to be moved so the inspector can check if this safety feature is functioning.

If there's attic access in a closet (as there often is in main bedroom closets), sellers need to clear items from that closet. Otherwise, they should make sure to protect them and cover them in plastic. Often, dust and debris may result from inspectors going into the attic.

3. Explain how systems work

Sellers should consider meeting with inspectors when they arrive to review how their systems, appliances, and equipment work and explain details and nuances before they leave.

Inspectors don't want to risk damaging anything. So, if they're unable to figure out how something works, they may note it as "inoperable" on the inspection. Sellers then have to troubleshoot and go over it with the buyers and their brokers.

If sellers can't (or, for safety reasons, don't *want* to) be there, they should consider leaving an instruction sheet or checklist for the inspector. Hopefully, this will prevent any mishaps with inspectors (like potentially screwing up a system or setting), which can happen quite often.

4. Have the HVAC serviced

If sellers haven't had their HVAC serviced, cleaned, and the filter changed, they should consider doing that before the inspection. Taking care of this up-front will result in one less thing on the inspection list.

5. Check light bulbs

Check light bulbs to make sure they're all on and functioning correctly. If sellers have any lights or ceiling fans with remotes, they need to make sure the batteries are working.

6. Take care of missing caulking

Tell your sellers to caulk any apparent areas in need of attention around countertops in the kitchen and bathrooms. They should pay attention to areas around sinks, tubs, and any wet areas such as sinks.

7. Don't forget the dryer vent

Sellers often forget or ignore this, but it is a common issue on inspection reports. So, remind your sellers to clean the dryer vent.

8. Turn on the ice maker

If sellers have an ice maker in the freezer, they need to make sure it's turned on and making ice for the inspection. If it's off, they'll need to turn it on and demonstrate to the buyers that it is making ice and working as it's supposed to be. It's not difficult to do, but it's one less thing to keep off the list.

9. Clean windows

Sellers should check windowsills and tracks. Dust and dead bugs can build up in these areas, which often get overlooked during everyday cleaning. Wiping these areas down will minimize dirt and debris from the inspector opening and closing every window as part of the inspection process.

10. Test locks and the sprinkler system

If the home has a sprinkler system, sellers need to check it to ensure that the heads are hitting the areas they should and that none of them are leaking when they run. Check locks, hinges, and doors to ensure nothing sticks and everything latches appropriately.