



PREPARE YOUR HOUSE FOR AN INSPECTION

To assure the best possible inspection please take a moment and consider the following suggestions.

1. Clean or replace HVAC filter.
2. Test all smoke detectors to ensure they are in safe working condition.
3. Don't do quick cheap repairs. Sometimes those repairs bring more concern to the inspector.
4. Ensure that water, gas and electricity are on.
5. Replace any burned out light bulbs. If a bulb is out then the inspector has to report that the fixture does not operate correctly.
6. Remove rotting wood and/or firewood from contact with the house.
7. Have clear access to attic, crawlspace, heating system, garage, electrical service panel and other areas that will need to be inspected. The inspector has to be able to remove the electrical panel cover.
8. If a dog will be present, leave name of dog, location of dog and if it is friendly or not.
9. Check to make sure windows operate smoothly. Remove window security screws or provide keys for window security locks.
10. Tighten all door knobs and handrails.
11. Make sure foreign objects are not in the dishwasher or oven. They will be turned on a tested.
12. The home inspector will arrive 15 – 30 minutes before the scheduled home inspection and introduce himself. He will normally get started on the exterior and roof.
13. Leave any documents such as receipts for repairs, remodeling projects and other items that will assist if a question arises. Label them as viewable for the home inspector and lay them by the kitchen sink.
14. Its normally best for the owner to be gone for a minimum of 3 hours. This will help the buyer feel more comfortable to ask question of the home inspector. This is not always possible but is a best practice.

Jacob Schwegel
Olive Branch Home Inspection
www.olivebranchhomeinspections.com
901-336-7211