

Three Steps to a Successful Inspection

Utilities: The listing agent or seller should make sure all of the utilities are turned on. It is probably a good idea especially if the property has been vacated to check inside to see if any water faucet had been accidentally left on.

Accessibility: Coordinate the time for the inspection with the listing agent so that the property is available for about 4 hours. The inspector will not move furnishings in order to access a door or window. Common items to be inspected are the attic, crawl spaces, water heaters, AC units and electrical boxes – so make sure they can be accessed. Pets should be caged or removed temporarily.

Attendance: The purchaser and their agent should be present; if not for the entire inspection, then at least toward the last portion, or summary, of the inspection. This way, the purchaser can clearly understand what the inspector has found, and can discuss their recommendations. Reports are completed within 24 hours. Some are emailed, faxed or posted online complete with photos.