



Preparing for a Residential Inspection

Selling your home can be a lot of work. One thing that you need to be prepared for is a home inspection — when the buyer sends an inspector to check out the property to ensure it's condition. Here's a guide that will help you prepare and make the inspection process as quick and easy as possible!

01. Provide Full Access

Make sure that all aspects of your home are accessible by the home inspector at the time of the inspection.

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| ☐ Attic Hatch / Basement / Crawlspace | ☐ Heat Pump / Furnace / AC Unit / HVAC |
| ☐ Electrical Panel / Breaker Box | ☐ Garage & Outbuildings |
| ☐ Furnace / Water Heater | ☐ Unlock Gates, Sheds, Garages, and any interior rooms. |

02. Ensure all utilities are turned on.

In order for a total inspection of the property's systems to be completed, all utilities must be turned on.

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| ☐ Gas | ☐ Electric | ☐ Water |
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03. Clear a path for inspection.

Make sure there is a clear path for the inspector to move around the entire property. Move items away from the following areas to ensure accessibility.

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| ☐ Foundation Walls | ☐ Exterior Meter Bases | ☐ HVAC Equipment |
| ☐ Crawl Space or Attic Entry Points | | |

04. A Few Final Notes ...

- For the safety of the home inspector, please ensure that all pets are secured throughout the duration of the inspection.
- While you are welcome to stay for the duration of the inspection, attendance is not mandatory for Capital Valley to complete the inspection.

Questions? Feel free to give us a call anytime at (304) 767-4221