



# Tips for a Smooth Home Inspection



# Tips to Make Your Home Inspection Go Smoothly

- Confirm that the gas, water and electricity at the property are turned on and that the gas pilot lights are lit on any gas burning systems, such as the furnace and water heater.
- Replace any damaged or cracked outlet covers and switch covers.
- Make certain any attic junction boxes are properly closed, with acceptable covers.
- Clean all of your gutters and replace any missing downspouts; adding splash blocks is also a good idea.
- If possible, keep pets in pet carriers or confined to a specific room or secure location for the inspection and inform all parties involved as to the location of the pets. For aggressive, loud or pesky pets or ones that are likely to attempt to escape, consider leaving them with a family member or other caregiver.
- Locate and replace any burned-out light bulbs.
- Test all smoke and carbon monoxide detectors. Replace the batteries if they are low or if they do not operate.
- Clean or replace all dirty HVAC filters and verify that they fit properly and are secured in place.
- Move wood, stored items or any debris away from the foundation and exterior walls.
- Unlock or remove locks from any items that the inspector must access such as fence doors, attic hatches, attic doors, electric service panels, special closets or crawl space access for pier-and-beam homes.
- Also make certain that there is no storage or automobiles blocking access to attic hatches or pull-down ladders or electric service panels. Also make sure there is reasonable access to sinks, bathtubs, ovens and cooktops, dishwashers, heating and air-conditioning equipment, water heaters, GFCI receptacles and the crawl space for pier and beam construction.

If possible, leave a note or a sign in a conspicuous location to inform the inspector where the access to the crawlspace is, if its location is not obvious.

- Trim back tree limbs from the roof and trim shrubs about 4-6 inches away from the house exterior.

- If there are any property specific details about the home that the home inspector might benefit in knowing, but is not likely to be aware of, please feel free to leave a note (for example: there is a “trick” to lighting the gas logs and telling the inspector what the trick is).
- Repair, replace or lubricate broken, damaged, sticking or missing door knobs, locks, latches and window locks.
- Replace any broken glass, damaged window screens, leaking or non-functioning anti-siphon devices on exterior faucets.
- Clean and repair rain gutters, downspouts and chimney flue caps.
- Balance any ceiling fans that are out of balance. If there are any remotes for ceiling fans, please leave them out in conspicuous locations.
- Unless you are notified differently by your Real Estate agent, the home inspector will usually have access to the property through the MLS, and access will be granted through the seller’s Real Estate agent; the seller does not need to be present to let the home inspector in or to be present during the inspection, but if you feel better being at the home, that will not be a problem. Either way, be rest-assured that your home inspector is bonded, insured, finger-printed and background checked, and your property is safe in his/her hands.
- Our inspectors will treat your home with respect and will make every effort to put your home back the way they found it prior to the inspection.



**Fort Worth/Dallas**  
**Home Inspection**

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