



How to Prepare for a Home Inspection

We are asked many times, what do we need to do so you can do an inspection? There are several answers to this question.

1. Make sure that the all of the utilities are on (i.e. electricity, water, and gas service). We can't conduct a thorough inspection without all of these being on. Note: Home inspectors do not tum on breakers, open gas valves or tum on water valves or start fires in fireplaces, ignite water heaters or furnaces etc.
2. Make sure that all accesses are readily available and un-blocked. Need access to attics, crawl spaces etc. Many times this is overlooked and access is blocked by storage items, vehicles in garages etc. If for some reason that access is blocked, then it would be noted in the report as such. If the client requested an area that the access is blocked inspected, and the seller was not available to move the items, the home inspector could go back to the property, time permitting and inspect the area that was previously blocked. The additional expense of this "return" charge would be the responsibility of the seller.
3. Make sure that the inspector has access to get in. Whether if a Supra key is required. Many inspectors have these or the realtor has to open the door. The correct combination for the lockbox etc., or if other arrangements have been made with the home owner about having the door open etc.
4. Pets. No one wants to have a problem. Typically, dogs need to be outside when the inspector is inside the home and inside when the inspector is outside. Many home owner's insurance policies are very strict about animals and responsibilities of the home owner.
5. If a radon test is requested, follow the Radon Test Protocols that will be emailed to both the buyer and the buyers Realtor. It is required that these be followed for an accurate test.

For additional information, or to schedule an inspection, please call Jeff @ (608) 434-0790.

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