



Tips for Preparing for Your Upcoming Home Inspection

Congratulations on making a wise decision to have a professional inspect your property. The following tips will help the inspection go well and will yield much information for both you and the inspector. Don't worry if things are not perfect... no home is 100% free of defects. But as homeowners, we can always make progress to keep the systems in our home in good repair. Here are some tips to prepare for the inspection.

1. **Accessibility** – access doors, attics, crawl spaces and other areas to be inspected should be readily accessible for the inspector. Are there any locks that need to be unlocked/opened?
2. **Declutter** – personal items and furniture can often prevent a thorough inspection when they block registers, return ducts, outlets and other nooks and crannies of the home. Please pull-out and or move any objects that may block an area for inspection, including under sinks, near appliances like the water heater and HVAC systems (indoor as well as exterior).
3. **Operational Condition** – if an appliance, receptacle or light fixture is known to be inoperable, please advise the inspector. Do any lightbulbs need to be installed by you to indicate all fixtures are working correctly?
4. **Repair or fix** – this is a perfect time (i.e., before the inspection) to perform any corrective action that brings your home into full operational capability. This may include railings, doors, roof or plumbing leaks, locks, or even drywall repairs and patching.
5. **Pets** - will any pets be present during the inspection? Will they need to be managed?
6. **Occupants** – are there loved ones or tenants that need to be moved, informed or alerted to the upcoming inspection?
7. **Foundation and outside** – are there any shrubs or trees that need trimming or objects that need to be moved so the inspector can fully see the foundation and exterior of the home?
8. **Filters** - When is the last time you changed the HVAC filters? Are they clean?

Remember that this is a visual inspection only and things should not break when used in a normal fashion. If any items are currently in need of repair, please advise your inspector.

Would you like to be present during the inspection? No problem! Feel free to ask your inspector questions as desired.

Additional inspections or expert knowledge (that is more specialized) may be of interest depending on what we find. For example, radon test, a sewer scope, termite or pest specialist, structural engineer, plumber, electrician, roof contractor or a maintenance service provider are examples of commonly recommended next steps after a home inspection. This is normal and prudent given that homes are assets-to-be-maintained and always require periodic attention.

You have made a good choice, and we are pleased to help you assess what may be (or may become) your most valuable asset. Contact Dan at North Star with questions:

dan@northstar-homeinspections.com or 703-762-6901.
