

# Inspection Day Preparations

Whether you are buying or selling, preparing for the home inspection allows for a smoother and less stressful transaction, including fewer post-inspection returns to the property and allows for a better-informed buyer. Following the below tips prior to inspection day will keep the transaction on track and make it a more positive experience for all parties involved in the process.

## Buyer Preparations

### Prior to Inspection Day:

- Ensure accessibility for the inspector with Realtors and Sellers (see seller list – access and systems)
- Know your contractual deadlines for lab results and inspection reports prior to scheduling
- Review town records and permits
- Contact your insurance carrier for specific requests
- Be informed that your inspector and contractors are licensed and insured
  - Liability
  - Errors and Omissions
  - Workers Compensation

### Inspection Day:

- Attend without distractions
- Wear comfortable shoes and clothing
- Prepare a list of questions and concerns
- Plan to be onsite 2-4 hours
- Review report in its entirety



## Seller Preparations

### Prior to Inspection Day:

- Provide complete and clear access to:
  - Walkways/Driveway
  - Attic entry
  - Crawl space entry
  - Electrical panel
  - Perimeter of garage and basement
- Systems and fuel sources
  - Water and electricity turned on
  - Light pilot for gas appliances
  - Fuel source for running HVAC
  - Batteries in thermostats
  - Working light bulbs
  - Provide service records for HVAC
- Be informed that inspectors brought on your property are insured (see buyer list)
- Closed house conditions for minimum of 12 hours if buyer is testing for radon

### Inspection Day:

- Remove pets from the property
- Plan to vacate the home for 3-4 hours
- Be available to answer questions about the property
- Anticipate maintaining closed house conditions for up to 3 business days for radon testing

### Super Savvy Seller Tips:

- Invest in a Seller Preparation Inspection
- Repair/replace or provide quotes as needed
- Display reports, service records and repair receipts in a Tiger Home Seller Binder