

SELLERS

Checklist:



Electrical

- Make sure electrical panel (also known as the breaker box) is accessible.
- Remove any pictures, mirrors or furniture from in front of the panel. Cover will be removed to inspect the inside of the panel.
- Clear out the sub panels as well.
- Most inspectors will not remove personal items off the wall or in front of the panel. It will just be written up as not inspected!

Water Heater

- Make sure the water heater is accessible.
- If in a storage room please remove all boxes, clothing, and cleaning supplies.
- If behind a panel remove panel.
- Many inspectors will not remove panels.

HVAC (Heating, Venting, Air Conditioning)

- Make sure the HVAC unit/units are accessible.
- If unit is in a chase wall (wall cavity) or behind a panel please remove the panel.
- If the exterior unit is in a fenced yard make sure its unlocked.
- Many inspectors will not remove panels.

Pets

- Let inspector know if you have pets! Leave a note on the door. Especially if your pet likes to bolt through open doors.
- If you have cats let the inspector know what doors to keep closed. Also remove the litter box from showers.

Garage

- Store items in the garage so that the doors and windows are accessible.
- GFCI outlets (the outlets with the push buttons) should be accessible for testing and resetting.
- If GFCI outlet's are not visible it could be written up as not having one/any.

Attic

- Make sure all attic access can be entered.
- Pulldown in garage needs to be cleared of vehicles & boxes.
- Scuttle holes need to be cleared of boxes and shelves.
- Any and all side doors need to have all items removed from doorway.
- Stored items in the attic must be clear of the pathway to the rest of the attic. Inspector will not crawl over stored items!

Crawlspace

- Make sure all crawlspaces can be entered.
- Unlock the entry door if a lock is on it.
- Clear stored items from inside the entry.
- If no door exist unscrew lattice or panels.

Interior

- Make as many doors & windows accessible as possible.
- Store boxes so they are not blocking walls, windows, and doors.
- It would be helpful to have the blinds up, but not required.

Kitchen

- Make sure there are no dishes in the sink.
- Clear the oven and stove top of all pans, boxes, and food.
- Make sure all cabinet doors are accessible.

On vacant home's please make sure the water and power is still turned on!

**MAKING EVERYTHING ACCESSIBLE AND OPEN WILL SHORTEN THE TIME OF INSPECTION.
MOST HOME INSPECTION COMPANIES CHARGE ADDITIONAL FEES FOR HAVING TO RETURN TO A HOME TO
INSPECT AREAS THE WHERE NOT ACCESSIBLE. THIS CAN BE A COST PUT ONTO THE SELLERS. DON'T LOSE
MONEY BY NOT PREPARING YOUR HOME.**

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Hawk-Eye Home Inspections, LLC

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