



## Keys to Having a Successful Home Inspection

- ✓ Having a successful inspection takes the combined efforts of the Seller, Listing Agent, Buyer, Buyer's Agent and Inspector. These suggestions will help facilitate the process for all parties.

### SELLER

- Plan on being away from home 4 hours min to allow inspector and buyer time to discuss findings.
- Review attached checklist and make repairs as needed (or consider having a pre-listing inspection).
- Vacant properties-all utilities (gas, electric, water) must be turned on, pilot lights lit and property must be de-winterized prior to inspection.
- Make full access to HVAC equipment, water heater, electrical panels (remove locks on breaker boxes), pull down attic stairs, etc.
- Pools and spas must be filled completely to inspect.
- Pets should be secured or removed from premises.
- Security systems should be turned off.

### LISTING AGENT

- Confirm items above and provide sellers disclosure to buyer as soon as possible.
- Property access-affiliate members of real estate associations must have a CBS code for the Supra Key box.
- Ask Seller to leave property during inspection-this allows the buyer time to relax and focus on the property with minimal interference.

### BUYER

- Verify that you have ordered all necessary inspections (wdi, septic, water well) during the option period of the contract.
- Schedule inspections early in the option period to allow follow up time on major issues.
- Try to arrive towards end of inspection to review report in detail.
- Make a list of questions you may have for the inspector.

### BUYER'S AGENT

- Ensure all inspection appointments have been made and notify listing agent and seller of dates and times as soon as the contract is active.
- Make sure inspector has CBS code access to property and your contact info.