

Tips for the Home Inspection



Arrange for the home to be open.

The inspection client or agent should ensure with homeowner that the house will be fully accessible at inspection appointment time.

Access ports must be accessible.

Advise the homeowner that all access locations (i.e., attic hatch/door, crawl space hatch, water heater and HVAC closets, etc.) should be accessible and clear of obstructions.



Clutter and obstructions moved out of the way.

The Inspector should have access to as many home components as possible, such as electric outlets and switches, breaker box panels, etc. Although it is impractical for the homeowner to move all furniture, any unnecessary objects/clutter should be removed that may obstruct or hide functional items.

Utility services turned on.

Utilities (e.g., water, gas, electric) must be supplied to test performance of mechanical appliances. The standard TREC residential contract specifies the Seller must have all utility service functioning when the Buyer opts to have an inspection performed.



Appliances need to be connected and pilots lit.

The status of all mechanical equipment should be functional, such as connection to energy source, pilot lights burning, etc. The inspector will not activate decommissioned (turned off) equipment to inspect performance. The inspector should be advised of any household appliance/equipment that is known to be non-functional.

Personal items removed from inspection areas.

The Inspector will not move or remove personal items such as dishes from the dishwasher, clothing from closet, etc., to test/observe inspection items. The seller should make sure the dishwasher and stove are empty;

objects/furniture are not blocking electric panel, water heater and A/C appliance closets, and vehicles are not parked in the garage.



Advise of malfunctioning or declined items.

The inspector should be advised prior to the inspection of any known existing deficiencies such as malfunctioning equipment, structural disrepair, or areas deemed off limits by the homeowner, to avoid possible damage or problems related to normal inspection activities.

A tip for the inspection tips: Forward this list to the homeowner or the listing agent prior to the inspection to help clarify expectations for a complete inspection.