



Dakota Professional Home Inspections, LLC.

PO Box 594
Alcester, SD 57001
605.300.0027

Before we get started, let me say this. Home Inspectors are trained by “Standards” that they should follow in order to, not only do a great job, but also protect the inspector. I believe that most people are honest, understanding people but sadly our world is very different. Our “Standards” are made because of things that have or can happen.

Inspectors are told not to “move” anything in the home, not to “open” anything that is “closed” (meaning locked, screwed shut, etc.) or to turn on anything that is “off” (main water valve to the house, furnace, water heater, main breaker in the panel, etc.) at the time of the inspection. This isn’t because the inspector is lazy, it’s because it is in that condition for a “reason” and we may not know what or why that reason is. By doing any of the above, and in the case that something would happen, the inspector is then liable for any issues. Most ordinary people would not even think of these things as being a deterrent for an inspector, which is why I hope that this document helps you out. Now, some inspectors will do some or all of these things, and that’s up to each inspector, but most will not. So understanding the limitations and making these things accessible will help your inspection go forward without any delay!

Tips to prepare your Home for a Home Inspection

- 1) Make sure all interior and exterior light fixtures work. If an outdoor fixture bulb is out, the inspector may have to note that the fixture does not operate correctly.

- 2) Provide access to the furnace, water heater and electrical panel. Also, the inspector may want to be able to remove the electrical panel cover. If the panel is locked, remove it. Material in front of the panel may hinder the removal of the panel cover, so move anything stored in front of the electrical panel as well as items in front of or surrounding the furnace, water heater, sump pump, etc.

- 3) Install a new furnace filter and vacuum the register. It will be looked at during the inspection and be considered as a part of the overall condition of the furnace or heat pump.

- 4) Ensure that windows operate smoothly. A representative number of these will be checked. If some are stuck or painted shut, the impression will be that many windows cannot open. Also, remove window security screws or provide keys for window security locks.

- 5) Replace all damaged window screens, and make sure all operating windows have screens.

- 6) Tighten all door knobs and tighten or repair all handrails. Also check to be sure that all interior/exterior doors will latch to the strike plate.

- 7) Clear the way to the attic access panel or pull down, especially in a closet. The inspector will enter every attic possible. If attic access is in a closet, it would be a good idea to remove clothing to allow

access to the attic opening. If you use your attic for storage, remove any items that will inhibit the inspector. If the inspector cannot gain easy access to the attic area, it will not be inspected.

8) Be sure that there is a minimum of one smoke detector per floor.

9) Provide keys or unlock sheds and outbuildings.

10) Verify all utilities will be on at the time of inspection, and that gas pilots (including fireplaces) are lit.

11) Remove or restrain pets on site. Most inspectors, like myself, love pets and have no real issues with them. The problem occurs when the inspector is checking doors, garage doors, sliding glass doors, etc., and the pet runs outside. Most pets will not “come” to a stranger and inspectors would not want to be the one who possibly loses your pet.

12) Empty the washer and dryer so they can be tested. The dishwasher can be run whether it is full or empty. If you have dirty dishes in the dishwasher, GREAT!. Just add the soap and your inspector will have them done for you when you return!

13) Make sure the water is turned on and the water heater has been functioning for at least 24 hours before inspection. **This is very important.** If something, anything, to be inspected is turned off, the inspector cannot turn it on to test it. We are to understand that it is “off” for a reason and it’s not up to us to determine why, so we leave it off.

14) Please leave remote devices for fans, lights, fireplaces, garage doors, etc., in a visible location.

15) If there are any items on the property that should not be operated during the inspection, please leave a note on that item or in plain sight for the inspector.

Selling a home can be a long and stressful process. When you get to the point of the inspection, you're nearing the finish line! Hopefully, the pointers mentioned above will help you cross it with ease!