Pelican State Inspection, L.L.C.
159 Ardmore Ave.
Shreveport, LA 71105
(318) 869-4170 Office
(318) 869-1750 Fax
(318) 294-1972 Cellular
LSBHI#10399
foxe@pelicanstate.net

The Inspector Is Coming

Tips To Help Sellers Better Prepare For The Home Inspection

Your have found a buyer for your home and the home inspection has been scheduled. Don't Panic!

Here is a list of tips that will make the inspection go smoothly and help prevent delays because the house was not ready for the inspection.

- During the inspection, the inspector will need access to the entire house.
- Leave your home prepared to be away for 2 ½ – 3 hours. During the inspection not only will the inspector be there, but also your buyers and their agent will likely be present as well. They will be looking for flaws and criticizing. This can be very stressful for the home owner. It is best to be away and not be in the way.
- If you have cars parked in your garage, you should pull them out so the inspector can see the entire garage floor area.
- Replace any burnt out light bulbs. The inspector will not swap out bulbs to determine if light fixtures function or not. A light that does not function will be labeled as not working.
- Do not cover up problems hoping the inspector will not find them. If the inspector finds something that appears to have been intentionally covered up by the home owner, it could cause the inspector to be overly critical for the rest of the inspection.
- If you are present, don't attempt to refute negative comments about your home during the inspection. The last thing an inspector wants is to be followed around by defensive or argumentative home sellers. Your time to explain and negotiate will come after the buyer's agent has responded to your agent about the inspection findings.
- Have all utilities connected to the property. The breakers should be in the on position, the main water shut off valve should be open, as well as the main gas valve. All supply valves for toilets & sinks should be in the open position as well. Be sure to have all pilot lights lit on your gas appliances. Remember the inspector is not allowed to turn on the water, gas, or light pilot lights.
- Make sure access is provided to the attic area, the electrical panel, the water heater, and the furnace. Remove personal items from around these areas so the inspector is provided with three to four feet of working space to perform his inspection. Make sure that the attic area is cleared so that once the inspector is in the attic he can travel through it as well.
- If your attic access is in a closet you should remove all items from the closet so that the inspector has access to the attic.
- Clear away overgrown bushes and trees from around the house so that the inspector can view your houses foundation and siding.
- Ensure that pets will not hinder the inspector. Either remove them from the premises or secure them in an area that will still allow the inspector complete access to the house and yard.
- Leave keys for locks on outbuildings, fences, or other areas the inspector will need access to.

Following these tips can ease some of the anxiety related to a home inspection and enable the inspector evaluate your home properly.

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