

PREPARING FOR THE HOME INSPECTION

The following suggestions will help you and Liz Martin have a more efficient, effective and comprehensive inspection:

1. Promptly notify the Real Estate Agent(s) and/or Owner of the scheduled date and time for your home inspection.
 2. Explain that a professional inspection will take a few hours; it is not a walk-through process.
 3. The Broker and/or Owner needs to be at the property to open up the house for the inspection, and to answer any questions that may arise during the inspection. Furthermore, if it is a multi-family property that you are purchasing, make sure Liz Martin has access to all units, including any segregated basement areas. If you are purchasing a Condo make sure Liz Martin has access to the boiler room, electrical room and any internal access to the roof, including common roof decks.
 4. Make sure that all utilities are turned on prior to the inspection and that there is oil in the tank. Insure that heat and electricity and plumbing are operational and there is safe and sufficient access and sufficient lighting in the basement and in the house or condominium to properly see and inspect the property.
 5. The inspector will need to operate all plumbing fixtures, central heating and a.c. systems (weather permitting).
 6. Get information from the Owner and/or Agent to inform the inspector about any systems that should **not** be energized, any plumbing fixtures or appliances that should **not** be used or turned on, items that should **not** be moved or areas that should **not** be entered.
 7. Suggest that the Owner clean the yard of animal waste and restrain any and all pets.
 8. Make sure that there is a clear pathway to and with at least three feet clearance around the:
 - A. Heating and a.c. systems
 - B. Electrical service panels (all fuses and breaker panels)
 - C. Water heater
 - D. Water service (main shut off and meter)
- Please Note:* Liz Martin is not allowed to move items on the property. If there is insufficient access, it will inhibit her inspection of those areas. You will not have a thorough inspection if Liz Martin cannot access all areas and systems.
9. If the attic access hatch is located in a closet, insure that the closet, shelving and floor are sufficiently clear to place a step ladder inside.
 10. If possible, get the Seller Disclosure Questionnaire completed & available at the inspection.
 11. Try to gather the following paperwork for the inspection:
 - A. Appliance receipts, service records and warranties
 - B. Information on the age of major components such as furnace/boiler/a.c., hot water heater and roof
 - C. List of mechanical, structural or electrical improvements or repairs, copies of permits, when work was done and who did it.
 - D. Major component warranties (roof shingles, furnace, water heater, replacement windows, etc)
 - E. Oil, gas, water/sewer and electric bills from the previous year or two

- F. Full disclosure from the Owner including any prior home inspection information regarding any problems with the property (wet basements, roof leaks, termites or treatment, on-site sewer, electrical, plumbing, heating or structural problems, radon, etc)
- 12. If a Title 5 inspection has been completed, get a complete copy of this report and review it with the Title 5 Inspector.
- 13. If you are involved in purchasing a condominium or coop., we suggest you request and receive a full disclosure on any known or suspect problems or concerns relative to the unit and building and/or complex and development. We suggest you get these disclosures from the Owner, Property Manager and Association, in writing, including but not limited to any known or suspect problems, assessments, litigation issues or other matters that may affect you as a future Owner. Also, get a copy of any capital reserve study, engineering reports, contractor estimates for proposed or on-going repairs, capital reserve and expense budgets and all other pertinent documents that are relevant to your purchase of this property.
- 14. Please do not bring babies or young children or pets to your home inspection. Your on-going participation and undivided attention plays a vital part in the home inspection.
- 15. Please bring cash, check or money order for the home inspection fee. Your written report cannot be released until payment is received.

Special thanks to Don Sutton of Bay Colony Home Inspection, MA for this helpful list!