



# Best Practices for Making Sure Your Home Presents Well for Inspection

- ☑ **Provide open access to areas that need to be checked.** Make sure that the home inspector has easy access throughout the property. If they can't get to an area, they can't inspect it. Clear away any clutter impeding access to areas or systems that the inspector needs to take a look at including attics, electrical panels, and under ALL sinks. Please make sure your car is NOT in the garage, the inspector will be checking the garage door functions.
- ☑ **Clear the perimeter.** In addition to checking the interior functioning of your home, the inspector is also going to be looking at the exterior, including siding, trims, and caulking around windows and doors. You'll want to leave areas around your home clear of plant growth, trash cans, and stored items.
- ☑ **Check the roof and gutters.** When's the last time you took a good look at the roof of your house? The roof is a key part of the home inspection though, so you can't ignore it in your preparations. Get out a ladder and clean moss and debris from the gutters, check for damaged or missing tiles, and make sure downspouts are in their proper position. If you do find damage on the roof, you'll want to get it taken care of prior to the home inspection.
- ☑ **Replace any bulbs that are out.** A blown bulb suggests two things to a home inspector: either the bulb itself is out, or there's something faulty in the fixture's wiring. Please make sure that all your bulbs are in working order.
- ☑ **Make sure your toilets are functioning properly.** Does your toilet run for a long time after you flush? It's a common problem that gets easy to ignore when you're living with it every day, but it's not something you do not want to ignore.
- ☑ **Check the AC filter.** Regularly replacing the AC filter in your home is important for air quality and the overall functioning of your system. Instead of making the inspector concerned that you haven't been taking good care of your home's heating and air, clean or replace the existing filter and show that it's something you do pay attention to.

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- ☑ **Turn all pilot lights on.** The pilot light in your water heater is probably always on (and you would have noticed already if it wasn't), but what about the pilot light in your gas fireplace? Many homeowners turn their fireplace off in warmer months, so it's important to double check that the pilot light – and the fireplace itself – is working prior to inspection. If you've turned off your fireplace's pilot light, now is the time to get it going again.
- ☑ **Ensure the fuse box is properly labeled.** A confusing fuse box is frustrating for homeowners and home inspectors alike. Double check that each switch in the box is labeled clearly and correctly and replace any labels that are incorrect or difficult to read.
- ☑ **Check your doors.** Take a walk-through of your house and check each door to make sure that it's in working condition. Interior and exterior doors should be latching into the frame with no problem, doorknobs should be securely in place, and any locks, particularly on doors that lead outside, need to be functioning properly as well. Sometimes cold or heat can warp normally functional doors and lead to problems, so be sure to check all doors, including those you don't use very often. It's also a great idea to check the weather stripping and replace worn out sections.
- ☑ **Repair faulty cabinets.** It's easy for the hinges on cabinets to get a bit loose, which results in doors that don't close correctly or that aren't flush with the frame. If you have a cabinet that's looking off, you can usually fix it pretty simply just by tightening the hinge with a screwdriver.
- ☑ **Be prepared on the day of the inspection.** By the day of the home inspection, you should have done everything you can to prepare. Now, it's just about making sure it goes as smoothly as possible. To do that, keep all utilities on, double check that you've left clear access to areas and systems all around the house, and unlock any gates, electrical boxes, or other areas that you normally keep secure. Most of all, be ready at least two hours before the inspector is set to arrive and prepare yourself and your family to vacate the house during the inspection. It's best to take any pets with you, but if you can't, make sure they're safely crated or otherwise secured.

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