

Home Inspection Prep Checklist

In order for the Buyers to satisfy themselves with the conditions outlined in the Purchase and Sale Agreement, the following prep will need to be done at the property prior to their inspections:

Building Inspection

- Please ensure access to any and all access hatches are free of obstruction and readily accessible. This includes access hatches, crawl space(s), attic entries and other points where an inspector would need entry to conduct the inspection. For any access points that are bolted or screwed in place, it is requested that these fastening devices are removed prior to the inspection to allow the inspector easy access to these areas.
- Make certain that all appliances included in the Purchase and Sale Agreement and/or any mechanical devices attached to the property such as air exchanger, central vacuum etc, are plugged in and in working order.

Radon Testing

- There is no preparation required prior to the test but it is important you understand and comply with the Rules of the radon test flyer that will be left for you after the testing has started. Failure to follow the guidelines will result in an invalid test.

Septic System Testing (If applicable)

- **Please ensure the septic tank is not pumped before the inspection has taken place. If it has been pumped in the last 14 days, please let me know.**
- Please ensure the main stack clean-out leading from inside the property to the septic tank(s) is exposed and free/clear of obstacles and easy to access. If the clean-out cannot be located, it is asked that you have a toilet in the basement pulled up prior to inspection to allow camera equipment to access the line.
- Ensure that septic tank lids are exposed and accessible, including the outlet side of the tank. This may mean that they need to be excavated before the inspection takes place by you. I have attached a few pictures to show you a few tank configurations and access points that need to be exposed. Depending on the age of the tank, the openings and access ports may vary but most tanks have 2 openings while some even have 3. Most septic tanks are 4 feet wide and 8 feet long to give you a general idea of the digging that may be involved to expose the appropriate lids. If this is not completed, nor other arrangements made prior to the inspection, then you may be liable for any additional charges for follow up visits and testing charges.

Well Flow Recovery Testing (If Applicable)

- Please ensure drilled well cap or dug well cover is exposed and free/clear of debris, to allow easy access for inspector to conduct testing. If well is below grade, the well will need to be exposed and access point clean and free of debris to gain access, and prevent contamination.

Water Quality Testing (If Applicable)

- Any equipment, or water treatment systems should be fully operational for the inspection.
- It is recommended that the well not be shocked within 7 days prior to the inspection. This can cause sample issues and render and testing useless. If shocking has occurred in the last 14 day, please notify us asap.