

Guidelines for Sellers

HOME INSPECTION PREPARATION

A home inspection typically takes 3-5 hours so plan on being away for at least that amount of time. The following will improve safety and efficiency for the inspector.

1. Make sure all household appliances are in working order for testing such as water heaters, heating systems & devices, stoves, plumbing fixtures, toilets, tubs, sinks, gas space heaters, gas fireplaces, and electrical breakers.
2. Talk with your real estate agent about making arrangements for pets during the inspection.
3. If there is a ceiling attic hatch, make sure there is clearance for the fold down ladder or space to accommodate a ladder.
 - a. For example, if the hatch is in a closet ceiling, clear out the closet enough for a ladder and a person to get through the hatch; sometimes this involves removing shelves and clothes rods. Small amounts of insulation sometimes come out of the attic so you may want to cover or remove belongings. If wall or ceiling hatches are caulked or inadvertently painted shut, please cut them open.
4. Clear items from around the electrical panel(s), water heater, furnace or boiler, sump pump, washer / dryer, water meter, etc.
5. If there is a crawlspace, make sure that the access door or hatch is accessible and can be easily opened by hand or with a screwdriver.
6. Make sure that snow is cleared from the driveway, sidewalks, and all exterior doors.
7. Algae often grow on sidewalks, steps, and patios making them very slippery when wet. For safety please clean off the algae with stiff broom and vinegar & water solution.
8. Windows are often found painted shut so consider freeing them or the inspector will report that they are inoperable.
9. Notes regarding house operation, pets, what you want left on, off, locked or unlocked are very helpful.
 - a. For example: 'friendly dog in crate in bedroom', 'don't let cat in basement', or 'leave garage door unlocked', or 'electric baseboard heaters disconnected'.

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RADON TEST PREPARATION

If the buyer requests a radon test, it is usually started the day of the inspection. Occasionally it is started two days before the inspection.

The EPA requires the house be closed 12 hours before the test begins and then for a minimum of 48 hours while the test is conducted. If the house is not closed when the inspector arrives to start the test, they will close up the house and:

- If they are using charcoal canisters, they will need to come back in 12 or more hours to start the test.
- If they are using an electronic monitor, the test will need to be run for 2.5-3 days.
- Closed house conditions apply to all levels of the home including basements, attics, and crawlspaces. All windows must be kept closed and locked.
- Exterior doors must be kept closed except for momentary entry and exit.
- Do not operate fans (i.e. attic fans, whole house fans, or window fans) or other machines which bring in air from outside.
- Small exhaust fans, such as stove and bathroom fans, may be run for short periods.
- If needed, operate the heating and central air conditioning systems normally during the test.
- Window air-conditioning units: operate only those which can be set to recirculate interior air.
- Do not operate fireplace; check to make sure damper is closed. Woodstoves may only be used if they are the primary source of heat.
- The radon monitor or canisters cannot be moved, covered, or tampered with in any way. Electronic monitors cannot be unplugged; if there is a power outage, the monitor will continue to run on battery (call inspector if it makes a loud noise).
- If a radon-reduction system is in place, make sure the system is working properly and will be in operation during the entire radon test.
- If you are unable or unwilling to maintain closed house conditions, call me or your real estate agent ASAP.