



# Your Property Inspection

When your home is sold, your buyer will likely hire a professional property inspector.

This inspector is licensed by the Texas Real Estate Commission, and will perform a standardized inspection of your property. It is important that you NOT interact with the inspector or buyer during this time. Vacate the property and do not return until you are certain they have left. If you must stay, answer only questions about system functions, but do not volunteer information.

Having everything ready for the inspection can prevent unnecessary delays. For liability reasons, home inspectors are not required, nor advised to move items blocking access to areas that need to be inspected. Failure to provide access to these areas during the inspection can lead to incomplete results, call backs, additional fees or a frustrated buyer. Most home inspectors will charge an additional fee if they must return to the property to inspect items that were not accessible.

To make the process as smooth as possible, the seller should verify that:

- **All utilities are on**
- **Pilot lights are lit**
- **Attic access doors & pull down stairs are clear & accessible**
- **Any light bulbs that are burned out are replaced**
- **Water meter and main water lines are accessible**
- **Hot water heater & surrounding area are accessible**
- **Furnace & surrounding area are accessible**
- **Air conditioning units & surrounding area are accessible with clean filters**
- **Electrical panels & sub panels are accessible**
- **Decorative items from doors & windows are removed**
- **Kitchen counter tops are clear. Please remove items from the oven & dishwasher.**
- **Foundation walls are clear of stored items**
- **Sprinkler heads are all functioning properly**
- **The garage overhead & service doors are clear of items**
- **TURN THE SPRINKLER OFF DAYS IN ADVANCE OF INSPECTION**

## **Provide a safe place for pets**

Whether a prospective buyer, home inspector, appraiser or real estate agent is coming into your home, it's important to provide a safe place for pets to be. This may mean a sturdy, appropriately sized kennel in the home. It can also mean taking the pet to a friend or relative they are comfortable with until things are more settled. Please remember that many of these professionals will need to view both the interior and exterior of the home. Simply putting pets in an open yard is not enough.

We hope this helps you prepare for your inspection. Please call with any questions.

**Dave Ryer**  
**972-317-9408**