



Residential & Commercial Inspections,  
Termite Inspections, Radon Testing, Mold Sampling,  
Infrared Scanning & More!

# Selling Your Home?

## What to do **before the Inspector arrives.**

### Helpful Tips from the Leading Home Inspection Company in the DC Metro Area

#### **Prepare Your Property:**

- Provide clear access to attic access opening, crawl space, garage, water heater, closets, basement, electrical panel and other mechanical systems.
- Clear out all highly congested areas.
- Open all window coverings and remove obstructions from window and door openings.
- Clear out storage items from the oven, stove and beneath all sinks.
- Trim tree limbs to 10' from the roof and shrubs from the house.
- Test smoke and carbon monoxide detectors and replace any dead batteries.
- Remove stored items or debris that may hinder the inspection.
- Service A/C systems, particularly if they are older units. Have service records available for the prospective buyers.
- Make minor repairs: replace burned out light bulbs and make sure there are light bulbs in all of the sockets, fix leaky faucets, and fix doors that don't close or latch properly.
- Clean out gutters.
- Re-caulk bathtubs and showers.
- Unlock gate.

#### **All Utilities On and Inspection Ready:**

- Confirm gas, water, and electric are on prior to inspection.
- All electrical circuit breakers should be in the "on" position.
- Have all pilot lights on at gas appliances.
- All electrical boxes should be unlocked.

#### **Protect Your Property:**

- Secure all pets. Ideally, they should be removed from the premises or secured.
- Protect clothing and personal items near closet attic access openings; insulation can fall when entering the attic.

#### **Prepare for System Tests:**

- Clean and replace dirty A/C filters.
- Turn off load controller.
- The dishwasher will be run during the inspection. You may prepare a load of dishes, if you choose.
- Provide operating instructions for any specialized or unique equipment.
- Provide any remote controls for ceiling fans, lights, etc.

**Call ProTec Inspection Services For Your  
PreListing Inspection Today!**