



DILLON RESIDENTIAL SERVICES, INC.
PROFESSIONAL HOME INSPECTIONS

Tips for preparing your home for a Pre- Listing home inspection:

Adhering to the recommendations listed below, when preparing your home for a home inspection will allow the inspector full access to the components to be inspected. The home inspector will not move personal contents or property, furnishings, shelving, equipment, or other obstructions to pertinent components or areas due to liability concerns. The home inspector will remove un-caulked/painted screwed access panels but will not remove nailed, caulked, or painted in place access panels.

Prepare The Property:

1. All utilities should be turned on and in operational condition prior to the inspection.
2. Fuel tanks should hold enough fuel to conduct testing for all applicable equipment and appliances.
3. All mechanical equipment should be operational/ready to test and inspect.
4. All attic, crawlspace, and other uncommon spaces should be made accessible for the inspection. Any clothes, furniture, storage items, shelving, or other obstructions should be moved from all such access areas.
5. All electrical panels, heating and cooling equipment, water heaters, appliances and fixtures should be easily and completely accessible. Any storage items, shelving, furniture, or other obstructions should be cleared away from all such components and equipment.
6. A representative amount of walls, ceilings, floors, windows, and doors should be accessible for inspection. This is usually accepted at about 60% of these components or one per wall per room.
7. All pets should be removed from the property or adequately caged during the course of the inspection.
8. Any quirks within the home, hidden equipment, or other abnormal conditions within the home should be made known to the inspector prior to or at the time of the inspection.

Preparing the property for the inspection will avoid costly return trip charges, confusion, and inconvenience to you the home owner.

If you have additional questions with regard to preparing your seller or their home for a home inspection, contact our office
336-924-6002 or dilloninspections@windstream.net

If I can be of further service with regard to this matter, please do not hesitate to contact me.

Best Regards,

 **Bill Dillon**
AMERICAN SOCIETY OF HOME INSPECTORS:
N.C. HOME INSPECTORS LICENSE:
N.C. GENERAL CONTRACTORS LICENSE:

No. 115615
No. 309
No. 26882