

Tips to Help You Prepare for a 4-Square Home Inspection



Yes there are ways to help make the much anticipated home inspection go smoothly. It's very helpful if the seller is educated on the things that should be done to the home that will be an aid to in the home inspection process. It is also a good idea if you are working with a buyer on an accepted offer that the buyer is reminded to schedule the 4-Square home inspection as soon as possible. Time is of the essence and delaying the home inspection is to no one's advantage. In fact, a delayed home inspection will only increase your stress level.

It's very important for the seller to take care of the typical home maintenance items. Usually there is very little cost involved to make the simple fixes that will go along way to show the buyer and the 4-Square home inspector that the house has been properly maintained. Just remind the seller that sloppy repairs (like caulked joints 2 inches thick) will raise a red flag to the home inspector. If there is a Real Estate Condition report, it is advisable to have it available at the home.

The home will have at minimum the following areas inspected: Lots and Grounds, Exterior Surfaces and Components, Roof, Garage, Electrical Systems, Structure, Attic, Basement, HVA/C systems, Plumbing, Bathrooms, Kitchen, Bedrooms, Living Spaces, and Laundry Room.

For example, make sure all repair and service records for the major house components like the furnace, water heater, air conditioning, and the like are either posted on the appliance or available during the 4-Square inspection. If exterior or structural repairs have been made, those records or receipts should also be available.

It's also very important that the 4-Square home inspector has clear access to the attic, furnace, water heater, electrical panel(s), and any other major components to the home. That may mean the seller will need to clean out a closet if that's where the access to the attic resides. Make sure keys and remote door openers are available for any outbuildings or garages that may be on the property. And make sure utilities are turned on to all appliances, and the pilots are lit for any heating sources. If breakers are turned off or fuses removed it's very important for the seller to leave a note stating the reason why. For safety reasons, home inspectors cannot energize any utilities that were found un-energized.

If the seller's house is in the City of Sheboygan, make sure to review the water meter requirements with the seller. The last thing anyone wants would be to have an unexpected problem crop up at closing when the final meter reading happens! A copy of these requirements can be found on the [4-Square Home Inspection website](#).

If pets reside in the home, make sure the seller has them secured or temporarily removed during the inspection. During a 4-Square home inspection there are many times during the inspection I will travel from the inside to the outside of the home and a lost pet would not make anyone happy.

Also, if children are present, make sure they have proper supervision. There will be open ladders and exposed electrical panels and it is very important that no one gets injured. A curious child should not be walking on a roof!

The health and safety of a home is a big part of the home inspection and any safety problems found will be noted by law as a safety defect on the inspection report. For example, make sure that all hand rails are installed, electrical boxes are covered, and that all smoke and carbon monoxide detectors are in working order.

These are just a few simple things that will help make the home inspection process go smoothly and quickly for the buyer, seller, and agent. 4-Square Home Inspections, LLC is looking forward to working with you in the future.



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