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BEING PREPARED FOR INSPECTION DAY

A quick guide for listing agents and sellers

- Provide Centralized Showing Service (CSS) with the CBS code.
- Make sure all utilities are ON inside the home.
- Clear the areas around the electric panel, water heater, furnace and air conditioner to give Inspector full access.
- Unlock gates.
- Clear attic access and landing areas.
- Clear out closets to access crawlspace (under floor area).
- Leave the fireplace gas key on the mantle.
- Empty the dishwasher and oven.
- Make arrangements to secure or remove pets.
- Remove pet waste from the yard.
- Clean the swimming pool.
- Be prepared to leave the house for about 3–4 hours (varies).

REDUCING ITEMS ON AN INSPECTION REPORT

12 easy fixes for homeowners

- Replace batteries in smoke detectors and/or install smoke detectors in each bedroom, hall and on each floor level.
- Replace missing or broken switch and outlet cover plates.
- Repair leaky faucets.
- Tighten loose doorknobs.
- Repair or replace exterior door weather stripping.
- Caulk doors and windows at the exterior brick/siding.
- Replace damaged or missing screens.
- Replace broken panes of glass in doors and windows.
- Replace burned-out light bulbs.
- Secure loose hand and stair railings.
- Patch holes and cracks in walls and ceilings, then repaint.
- Replace heating and air conditioning filters.

Brought to you by the

Collin County Association of REALTORS® Inspector Committee

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