



REAL ESTATE
INSPECTIONS
AND
CONSULTING

- Single Family
 - Multi-Family
 - Commercial
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- Dallas

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Keys to Having a Successful Home Inspection

To have a successful home inspection takes the combined efforts of the Seller, Listing Agent, Buyer and Buyer's Agent along with the Real Estate Inspector. The following suggestions will facilitate the inspection process for all parties involved.

Seller:

- Position your house for success; help minimize frustration on the part of all parties.
- Recommend following work list found in "Preparing a House for a Home Inspection" attached to this page.
- If vacant, all services (gas, electric, water) must be turned on inside the house and pilots lit.
- If vacant and the home is winterized – the home must be de-winterized.
- Full access to HVAC equipment, electrical outlets, panel boxes, attic space, crawl space entry (if pier and beam), basement if present.
- Pools and spas must be filled to completely inspect.
- Pets should be secured.
- Security system should be OFF if possible. If not, code number tags left in the key box.
- Feel free to leave a note for the inspector telling them where any hard to find items are located or other small items that "make your house a home".

Listing Agent:

- Make sure the seller is aware of the above information for a smooth inspection. If seller is not present or the house is vacant, assume responsibility for house preparation.
- If vacant, all services (gas, electric, water) must be turned on and pilots lit.
- If vacant and the home is winterized – the home must be de-winterized prior to inspection.
- Make sure the inspector has access to the property – As affiliate members of real estate associations, inspectors must have a CBS code for the Supra Keycard to work in a key box.
- Make all attempts to have the Seller and all parties tied to the Seller away from the home for the duration of the inspection. This allows the Buyer to relax and focus on the property for an extended period of time with minimal interference.

Buyer:

- Verify with your agent, lender, that you have ordered all necessary inspections during the option period of the contract.
- Recommend performing all necessary inspections as early in the option period as possible to allow for item specific follow up on spot issues (foundation, HVAC, plumbing, electrical, termites, etc.)
- The inspector works directly for you. Utilize them as a resource to finalize your buying decision.
- Be present for as much of the inspection as possible.
- Make a list of questions you may have for the inspector.
- Have the inspector explain any unclear items to your satisfaction.

Buyer's Agent:

- Ensure that the inspection appointment has been made as soon as the contract is active.
- If not attending or coming later, make sure the inspector has access to the property, has your name, cell number and e-mail address for sending the report when finished.