

Home Inspection *Quick Guide*

Complete guide available at HandHomeInspections.com

SO YOUR HOME IS SCHEDULED FOR A HOME INSPECTION?

Your cooperation by following these simple tips will help the inspector perform a thorough home inspection and avoid return trips and costly delays to the real estate transaction.

PLEASE REMOVE OBSTACLES THAT MAY BLOCK THE INSPECTOR'S ACCESS TO THE FOLLOWING:

- Electrical panels, including any sub-panels
 - Water heaters
 - Under-sink areas
 - Dishwashers
 - Fireplaces
 - Sump pit/ sump pump
 - Heating and cooling equipment
 - Under-building crawl space access
 - Kitchen sinks
 - Ranges and ovens
 - Interior areas including garages and basements
 - Ground fault circuit interrupter (GFCI) type electrical receptacle outlets
 - Attic space access (this includes removing clothing and other personal property which may impede access through a closet or garage)
 - Any locked item or area (remove locks, unlock doors and gates, or provide keys or other means of access so that the inspector can have access to yards and can open electrical panels, storage rooms, etc.)
- ✓ Take measures to kennel, cage, or otherwise remove pets that may harm the inspector or others present at the inspection, or that may be harmed by the inspection.
 - ✓ All space heating and water heating equipment should be operational (this means that standing pilot lights must be lit and that gas and fuel oil-fired equipment supply valves must be open).
 - ✓ All systems (water, gas/oil, and electrical) should be on.
If the inspector finds electrical circuit breakers in the off position, standing pilot lights unlit, gas or oil valves, water stops, or main water supply valves shut off or other essential or major component controls disabled, the inspector will assume that they are in such condition for a reason and the written report will state that they are inoperable.

RADON TESTING

WHAT DO I NEED TO DO TO PREPARE FOR A SHORT-TERM RADON TEST?

The E.P.A. requires that **CLOSED HOUSE CONDITIONS** be maintained for a minimum of 12 hours prior to, and throughout the duration of the radon test (typically 48 hours).

CLOSED HOUSE CONDITIONS:

- Keep all windows closed.
- Keep all doors closed except for normal entry and exit.
- Fans and blowers which move air from the outside of the house to the inside, or exhaust air to the outside should be turned off, including evaporative (swamp) coolers.
- Heating and cooling systems may be operated, but should not be on the "fresh air" setting.
- Combustion or makeup air to gas fired appliances should NOT be closed or altered.

What kind of equipment will be placed in my home?

A small monitor, usually about the size of a lunch box, will be placed at a specific location (typically the basement or lowest living level). Depending on the model, the monitor may need to be plugged in to a wall outlet. **Do not disturb the monitor during testing.** *Many radon monitors are equipped with anti-tampering equipment and record movement, change in temperature, and other conditions beyond simply measuring radon levels. Detection of tampering may require retesting at additional cost and can also result in the delay of a real estate transaction.*