

PREPARING THE HOME FOR AN INSPECTION

A home inspector is **REQUIRED** by the State of Connecticut Standards of Practice to visually examine accessible structural components and mechanical equipment in the home. In order for this to be accomplished, the following are required.

- Locks/locked doors are unlocked or keys are available
- Map showing location of the well head (if not exposed) & septic tank
- Remotes are available (e.g., ceiling fan, gas log)
- Written operating instructions of any installed component not otherwise operated using normal controls.
- Alarm systems are disarmed
- Animals are secured
- Utilities are turned on (electrical, water & gas)
- Stored items and obstructions are removed that would prevent access to and visual inspection of the following areas and/or components
 - Attic (e.g., hatch cover in a closet)
 - Crawlspace portals
 - Heating/Air conditioning system
 - Water heater
 - Water supply system components
 - Electrical service panel
 - Fuel oil tank
 - Sump
 - Primary sewer/septic discharge line cleanout
 - Garage
 - Interior living spaces, utility & bath rooms
 - Fireplace flue

If radon in air testing is being considered, closed house conditions should prevail 12 hours prior to the start of the test. In addition, any open sumps or basement vents should be sealed.

The inspector will endeavor to leave the home and its components the way it was found at the beginning of the inspection (e.g., light switches, thermostats, fans, locks, windows, curtains, doors, etc.). If for some reason any of these components cannot be returned to their original state, a full explanation will be provided to the listing agent. Thank you.