

Whether buying or selling it is helpful to observe the following recommendations:

- All utilities including electrical service, water service and gas supply should be available. Electrical and gas equipment should be ready to operate; electrical circuit breakers and gas valves should be on and pilot lights should be active at furnaces, water heaters, and other equipment that will be evaluated.
- All areas of the home should be made accessible for the inspection. Access and sufficient space around evaluate heating / air conditioning equipment, kitchen appliances, electrical panel boxes, and other equipment that will be inspected, should be provided.
- Access openings to attic areas should be readily accessible. For example, if an access opening is located within a closet all items that would preclude easy access, such as placement of a ladder, should be moved.
- Pets should be secured. There is the potential for the inspectors being injured and the inspectors can not be responsible for pets running away when doors are opened and closed.
- Clients should Inform the inspectors of any particular concerns they have, such as problem areas that they observed or that have been
- The homeowner should provide an up to date formal disclosure document that identifies known problems and any major repairs or changes that have been made.

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