

Checklist: Preparing for the Home Inspection

_____ Contact the seller and verify the date and the time of the NJ home inspection.

_____ Have the seller make sure that all of the utilities (heat, air conditioning, hot and cold water, appliances, and electrical) are operational.

_____ Have the seller remove items and storage that block access to systems and areas of the premises. Please make sure that your inspector will have access into garages and outbuildings.

_____ Have the seller confine all pets or remove them from the premises.

_____ If it has snowed, please have the seller remove the snow from the driveway and walkways.

_____ If you have requested an NJ radon test: as described in N.J.A.C. 7:28-27.2, closed house conditions must exist 12 hours before the start of the radon test and must remain in effect for the duration of the test. Closed house conditions means that all exterior doors and windows on all floors must be closed and remain closed. Any interior and exterior air exchange devices (including fireplaces) must not be used while the radon test is taking place. All exhaust fans must remain off during the duration of the radon testing. Normal entry and exit can take place into and out of the home. Central air conditioning may be used as well as window air conditioners if they are **NOT ON THE FRESH AIR SETTING**. Please inform the seller of these requirements and that the radon test will last between 2 to 6 days.

_____ Plan to attend the home inspection. It is an opportunity for you to ask questions, gather information, and have your concerns addressed. Please allow up to 3 hours for the home inspection—a thorough inspection takes time.

_____ Feel free to take notes during the home inspection. We will document our findings in your written home inspection report, but feel free to jot down any information of interest.