



**Akamai Home Inspection Co.**

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## **Seller's Realtor/ Listing Agent Check List:**

*Items that the listing agent can do to prep the property on the day of the inspection, and make the inspection process transpire faster for all parties in the transaction, and be timely for the escrow period:*

- **Full access** to the Property. Open any locked closets, or utility access areas for inspection.
- **Gate Code**, Access keys or remote codes for garages, closets to access water heaters etc...
- **Provide** a set of house plans for the property if available, preferably a stamped set.
- **Confirm if all utilities are on:** Water, Electric, LP Gas.
- **It is Recommended** to have all ice makers, refrigerators and water heaters on and running prior to the inspector's arrival. It is also good to have the A/C system on at the start of the inspection process. Ice needs to be present to sign off on the inspection and this takes at least 1 hour to produce.
- **Turn on** lights and fans.
- **Waste system:** Septic or Cesspool, and location confirmation. Possible confirmation by Health Department record or house plans. Or is the home hooked up to the County waste system.

- *For A/C systems* if present, provide the maintenance service history, or repair records if available.
- *If possible*, it is good practice not to have the owner, or tenants present, and or schedule other people at the same time period as the home inspector.

It is very important to have communication between the listing agent and buyer's agent for the inspection to proceed smoothly. Some of these items, if overlooked can result in adjusted fees, re-inspection fees or added problems for your final walkthrough day.

We sincerely hope that this information and checklist will assist in providing a more efficient Real Estate experience for all the parties in this transaction.

*Thank you for your assistance; Tom Sena and Scott Santo*

*Akamai Home Inspection Company, Inc.*