

How To Get The Most From Your Home Inspection

Tips to help you get the most from your home inspection

1. If the home is occupied, please inform the Seller, Seller's Agent as well as your Agent what time the Inspection is scheduled for. They can plan on approximately 2.5 to 3 hours per inspection for an average size home (up to 2500 sf) in average condition. Sometimes the inspection takes longer, sometimes it takes less time.
2. If the home does not have a lock box on it, please advise your Agent, the Seller or Seller's Agent that one of them will need to be at the home to let us in. If this is a newly constructed home, the Builder will need to be the one to let us in. (if the home is locked)
3. All Utilities should be turned on. Utilities are Natural Gas/Propane, Water and Electric. If one of these systems are not turned on then we will not be able to inspect that system and all associated appliances that it serves. We do not flip main breakers, turn main water valves on or main gas valves on. These should be on before we get there.
4. All pets should have a “**Pets Day Out.**” If they must be present, then all pets should be kenneled for the time of inspection. Leashed pets can interfere with the Inspection process. The Inspector will be busy enough focusing on your potential new home and doesn't need to be worrying about loose pets. Pets that are not put up may run out open doors or can get into the attic. We ARE NOT responsible for pets that get loose and end up in the attic or out the door.
5. On homes with Zero Lot Lines, we need signed permission from the neighbor to access their yard so we can inspect that side of your home.
6. Any decorative items on the Fireplace hearth or inside the firebox needs to be removed.
7. Items that block us from accessing the attic or the Service Panel (breaker box) should be removed. We do not move furniture or stored items! It is the Sellers and their Agent's job to ensure the home is ready for Inspection.
8. Stored items in the attic should be removed. These keep us from seeing important structural members and other components.
9. Keys to all locks should be available for us. This includes keys to storage room, pantries, attic doors, etc. Just because we have a key to the front door, do not assume it fits all the locks throughout the home.
10. If the home is a pre-existing home, then please bring a copy of the Disclosure Statement. Also, if the Sellers have bought the home in the last few years, it's a good idea to have the Sellers provide a copy of the Inspection report from when they bought the home.
11. Please ask for, and bring, all invoices, warranties and other related paperwork on any repairs that have been performed on the home in the past.

Following these few tips will help the Inspection go quicker and allow us to be more thorough. We are at this home for your benefit! It is our goal to help you make an informed buying decision. It is the Agents and the Sellers job to ensure the home is ready to inspect on the date of our inspection.

If for any reason we must come back and inspect an area that should have been accessible on the day of inspection (for example a blocked attic access), our re-inspect fee starts at \$125. I always recommend this be paid by the Seller's and or Agents since it is not mine, or your fault, the home isn't ready to inspect!

THANK YOU for Your Help and Understanding From 1A Home Inspections!