



Before The Inspection

Utilities

Please ask your agent and/or the home owner to be sure that all home utilities, gas, water, electric, are on and operational before the home inspection begins. **Any utility being off can be an indication of a major system failure.** Any electrical breaker that is off can be an indication of a failure of that circuit. Turning on breakers that are off can be a danger to me and to my clients. Home water systems that have been winterized should be on and operational before the inspection begins. I cannot turn on the water to the home at main water/meter valves if the water is off due to winterization. Gas pilots should be on and operational. Pilot lights that are off may be an indication of appliance failure. I will not attempt to light gas pilots, open water valves, or activate electrical systems that have been turned off, or cut locks open. Please verify that all utilities are turned on and operational, that breakers are turned on, that water and fuel valves are on and open, that pilot lights are on, that all rooms, doors, crawl spaces, etc. are unlocked and/or keys available, and that components such as attic panels and electrical panels are accessible prior to the inspection time. Return visits may be subject to an additional return/travel fee.

Home Owner Suggestions

Try to suggest to the occupied home owner to move furniture, clothing, vehicles, etc. from attic access points, walls, and electrical panel/outlet areas. I can not move heavy and/or personal items to inspect inaccessible areas. Suggest to the home owner about moving unused home items to storage. Suggest to the home owner to cover clothing in attic-access closets. Damage of clothing or boxes may occur if personal items are moved when attic covers are opened. Computers, phones, answering machines, DVR's, etc. should be off. Data on electronic devices can be affected when I check breakers or GFCI circuits for proper operation. If the home owner is still living in the home when the inspection is performed, a walk-through of the home after the owner moves out, before closing, is suggested. Defects can be revealed when furniture, wall decorations, storage boxes, etc. are removed. Consider limiting the amount of people/children attending the inspection. This will be someone else's home that we will be walking around in. Pictures of the home will be taken at various areas for inspection purposes.

Home owners that stay in the home during visits or home inspections can cause stress to all involved during the visit. Suggest to the home owner to go shopping or run errands for a few hours. However, the owner should be accessible, perhaps by phone, during the visit if any questions arise. Tubs, sinks, basins should all be emptied to allow for proper inspection. Pictures of the inside of the home will be taken of defects, and where access is limited (or not at all) for informational purposes.

Pets

We are pet-friendly, but in some cases it is a good idea to suggest to the home owner the removal of pets during inspections or potential buyer visits. It is less stressful on the pets and the people involved in the home visit.