

Eagle One Home Inspections

PO Box 957 Turlock, CA. Office: 209-250-1545 Cell: 209-620-6648

Preparing for a Home Inspection

Having everything ready for the inspection can prevent unnecessary delays and in the current environment of short inspection periods it is important that the home be ready for the inspection. For liability reasons your home inspector is not permitted to move personal belongings, furnishings or use an open flame to light pilot lights.

Selling or Listing Agent should verify that:

- Property access has been verified either by contact or lockbox code provided to inspector
- All Utilities On: (Electric, Water, Gas)
- Pilot lights are lit: (Local gas utility will usually light pilot lights at no cost)
- Attic access is clear and accessible: (clothing and stored items removed from entry point)
- Foundation crawl space entrance is not blocked or nailed shut.
- Water Heaters are accessible and water heater blankets removed.
- Furnaces, A/C units are accessible
- Sinks, Showers and Bathtubs are clear of dishes, all personal & decorative items.
- Built-in appliances (dishwasher, Range) are free of stored items and can be operated.
- Electrical panels, gates are accessible and not locked and if so key provided.
- Furnishings pulled away from the walls & windows so they are accessible.
- Ornaments, window plaques & window decorations removed from windows & sills.

***** PETS MUST BE SECURED OR REMOVED, THIS IS A MUST!**
(Unsecured animals should be removed from the property or secured in an area that will not be inspected). Pets can react very differently to a **stranger** in their home even if they are assumed to be tame.

***** Pet Owner is Liable for Injuries to the Inspector from an Unsecured Pet.**

Your Local Hometown Inspector: Richard Bonander-CCI

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