

To: _____ Date: _____
RE: Home Inspection for _____
Home Address _____
Scheduled for: _____

B4U Close Home Inspections

Pre - Inspection issues

You, as the client, need to let your real estate agent (or the seller if it's a "For Sale By Owner" transaction) know of these issues.

To allow for a thorough inspection to be completed at the scheduled time, the following issues need to be addressed by the seller and/or the seller's agent before the scheduled inspection time. As returning to this home to complete the inspection prevents us from scheduling another full inspection during that time, **there WILL be a fee charged to YOU, our client, to return to the home to complete the inspection of those items necessary. YOU** are encouraged to seek **reimbursement of the fee** from whoever failed to ensure that these issues have been addressed.

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1. Make sure that all rooms / areas of the house, garage & outbuildings are accessible so the inspector can get into them.
2. The water and any water using appliances and equipment that are part of the inspection need to be turned on.
3. The electricity and any electrical equipment or appliances that are part of the inspection need to be turned on at their electrical disconnect. We do NOT turn on breakers and equipment disconnects that are off because we don't know why they are turned off. (An example would be a water heater that has the water supply and the electrical turned off because a hot water pipe is leaking on the other end of the house.)
4. The natural gas (or propane), if present, needs to be turned on and all pilot lights lit to allow inspection of the equipment that uses gas.
5. The location of the following items needs to be identified, and any storage blocking access to them needs to be moved out of the way.
 - A. Access to the attic
 - B. Access to the crawl space (if present).
 - C. Electrical panels hidden behind wall hangings or storage.
 - D. The water heater.
 - E. The heating and cooling equipment.
 - F. The main water shutoff.
6. Move any storage that blocks a clear view of the walls, especially in the basement & garage.
7. Provide clear access to open the fireplace doors / screens. Clean out old ashes.
8. Make arrangements to ensure pets will not interfere with the inspection.

Thank you for your cooperation and help to ensure a complete inspection of the property.

Best regards,

Erby Crofutt,
B4U Close Home Inspections