



Pre-Inspection Information and Check-Lists

We have prepared this information sheet to help you understand, prepare for, and get the most out of your professional home inspection.

Inspection Scope and Purpose

The purpose of a professional home inspection is to provide an objective, independent, professional opinion about the condition of the property. The following items/systems may be inspected in accordance with the California Real Estate Inspection Association (CREIA) Standards of Practice:

- ❖ Foundations, basements, and under floor areas
- ❖ Exteriors
- ❖ Roof coverings
- ❖ Attic areas and roof framing
- ❖ Plumbing systems
- ❖ Electrical systems
- ❖ Heating systems
- ❖ Central cooling systems
- ❖ Fireplace and chimneys
- ❖ Building interior
- ❖ Other built-in appliances and systems (optional)
- ❖ Pools and spas (optional)

When Ordering

When ordering your home inspection, and to ensure we can offer you the most accurate price and inspection duration estimate, please have the following information available:

- ❖ Property size (sq. ft)
- ❖ Property age
- ❖ Foundation type (raised or slab)
- ❖ Additional buildings (if any)
- ❖ Pools and spas (available as an additional optional inspection)
- ❖ For multiple units please provide the above information for each of the units

Buyers Check-List

- ❖ Please try to attend the inspection. You will learn valuable information about the property. If you cannot attend the entire inspection, try to arrive towards the end so that the inspector can review the findings with you.
- ❖ Prepare a list of any general or specific questions you have about the property. The inspector will be pleased to address these questions during the inspection process.
- ❖ If you need to reschedule prior to the inspection, please call us as soon as possible. We can usually accommodate your rescheduling needs.

Sellers Check-List

(Buyers should ask sellers to make the following preparations)

- ❖ Please make sure the items/systems to be inspected are accessible. In particular please make sure the attic accesses (often in closets) and the crawl space accesses (usually in a closet or on an exterior wall) are fully accessible for the inspector to enter.
- ❖ Please make sure that all utilities (electric, gas, water, etc.) are turned on. Also please make sure that all electrical breakers are on. The inspector will not turn on any utilities or reset any electrical breakers found to be off during the inspection for safety and liability reasons.
- ❖ If you have tenants, please make them aware of the scheduled inspection, and ask them to follow the above check-list guidelines.