

Preparing Your Home and Property for a Certified Home Inspection

In preparation for a thorough inspection of your current or potential home, please review the following to ready the home prior to the Inspector's arrival. **We are unable to move furniture, personal property, pictures, or lift rugs**, so please have the home's interior and exterior as accessible as possible.

1. **Inform us prior to our arrival if you are aware of any dangerous conditions of the home or property, or of any unusual conditions that we should be made aware of.**
2. We need *all utilities* turned on, including water, electricity, and gas, prior to our arrival in order to fully check all appliances and systems. **We are unable to turn on any utility services.**
3. If someone will not be present at the home, we need a means to unlock and enter all areas of the home and property. This includes yard gates and garage doors.
4. We ask that all pets, especially dogs and other distracting or possibly dangerous animals, be secured in a dog run type area or removed from the property, thus allowing full access to all areas of the home, garage and property.
5. We will be reviewing all rooms and closets throughout the house, so we need the home as free of excess belongings and stored items as is practical.
6. Access with visibility to as much of the Garage area as possible, preferably with cars moved outside.
7. We will be operating all kitchen appliances and opening cabinets, so access is necessary. We also like to run the dishwasher through a complete cycle.
8. We will be running water through all faucets, sinks, showers, bathtubs, and toilets, and will also need access under and around all of these to inspect the plumbing.
9. We will be opening all accessible windows and doors, so we need clear access to as many as practical.
10. Access to all attic area hatches, with room to set up a ladder below them.
11. Access to crawl space hatches.
12. Access to, **with a minimum 3 foot clearance in front of and to both sides of**, main electrical panel, and any electrical sub-panels. This is also a safety requirement.
13. Adequate access to furnace area and air conditioner unit.
14. Adequate access to hot water heater.
15. We will operate all accessible light switches and ceiling fans, and check a representative number of electrical outlets, so we need working light bulbs installed and access to as many outlets as is practical. We don't expect you to unplug your everyday appliances.
16. To minimize distractions, the fewer number of people present during the actual inspection the better, to avoid unnecessarily interrupting the Inspector. We always encourage clients to be present at the **conclusion** of the inspection to review our findings and allow us to point out any relevant conditions, as well as answer any additional questions.
17. **Reminder** that we need the above items attended to prior to our arrival, with full access to all areas of the home, garage and property, or your inspection will not be as complete as you deserve. Thank you for your understanding.

Prepared and provided by **Barkee Inspection Services**, Vancouver, WA (360) 574-5600.

You've discovered a House: Let Us confirm it's Your Home.™