

Buckley's Inspection Services, Inc.

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A.I.I.™ Certifications: Whole House 1247, Pest & Dry Rot 6015, Commercial C5005, Mobile Home M-3040

Pre-Inspection Information

Reading and adhering to these guidelines will help ensure the greatest success with your home inspection experience. Feel free to share this information with the Realtors®, sellers or other occupants to request their assistance and cooperation with the items below. Determining that the following items have been completed *prior to* your scheduled inspection will ensure that we are able to provide you with the most complete information possible during Whole House inspections and give you a greater chance of having a clear Pest & Dry Rot inspection report on the first visit. Re-inspection fees are billed at our hourly rate. This also is applicable to properties not fully accessible (utilities off, etc.) at the original designated appointment.

General Guidelines

- Children under the age of 18 years should not be home alone during the inspection. Make after-school arrangements for the day if necessary.
- Please secure all pets or make other arrangements for the day; we don't want to let indoor pets out of the house or have to worry if an outdoor pet is friendly.

Preparing For Whole House Inspections

- All utilities should be on, and the pilot lights lit before the scheduled appointment.
- Replace burned out light bulbs. Empty dishes from the dishwasher.
- Clear around attic accesses. The inspector is not permitted to move personal property.
- Occupied homes are to be expected; however, homes with excessive stored items limit the areas the inspector is able to view. Reduce general clutter in the home, attic, and basement or garage when possible. In particular, stored items should not block or limit access to the electric panels, water heater and heating/cooling systems.
- All locks should be removed from electric panels, garage doors, and any other areas that need to be inspected. Pets should not be secured in the garage or other rooms. The inspector will need to access all areas inside and outside of the home.
- Trees should be trimmed to not rest on the roof or overhead electrical service.
- In addition, the items below also apply to Whole House inspections.

Preparing For Pest & Dry Rot Inspections

- Water shall be on for a minimum of 24 hours prior to inspection(s).
- Fix all plumbing leaks at faucets, valves, etc. All valves should be installed & operating correctly.
- Toilets should be free from leaks and be mounted securely to the floor.
- No soft spots in bathroom floors.
- 6" earth to wood clearance between siding and earth & structural supports and earth.
- No firewood stacked inside or against structure. Bushes should be trimmed at least 6" away from the home. Remove all debris from the crawl space area.
- Clear around crawl space accesses and uncover accesses that have been carpeted-over. Point out if these are in an unusual location. The inspector is not allowed to move personal property.
- Adequate access (18 inches minimum) to all areas under house.

The Klamath Basin's MOST EXPERIENCED Inspector...
Experience you can trust!