

## *What to Do / Expect During your Inspection*

**Arranging the inspection with current owner.** Owners will need to know when the inspection will take place. This contact with the owner to arrange the inspection time is usually taken care of by your realtor. The current owner will typically leave during the inspection, however, some owners do stay.

**Home access.** Make sure your realtor arranges with the owner to have full access to the property. Garage, sheds, barns, etc., should be unlocked or have keys & remote door openers present.

**Time of the inspection will vary.** The inspection will take between 2-4 hours. The total time of the inspection will depend on several things. Among them; the condition and age of the home, systems involved & problems found.

**Try to attend the inspection.** We prefer that you go along with us during the inspection so that you have the opportunity to ask questions and allow for explanations of the issues that are found. We will show you areas of concern and familiarize you with the function and operation of the various systems. However, if you cannot attend, we will follow-up with you and using the photographs that were taken, review items and problems that were found.

**If you will be involved in the Inspection,** Dress appropriately for the weather and to possibly get a little dirty. Attics & furnace areas can be dusty & dirty places.

**Ask that utilities be turned on.** This is not a problem in an occupied home but if the home is vacant, ask ahead of time that all the utilities be turned on. With bank owned properties, this cannot always be arranged.