

Home Inspection Preparation

Dear Sellers,

Thank you for accepting our offer. We are excited to move forward and appreciate your cooperation to ensure the process goes smoothly. To facilitate a thorough and timely inspection, we kindly request your help in preparing the home:

1. **Home Access:** Full access to the house is necessary for the inspection to be conducted effectively.
2. **Utilities On - a MUST:** Please ensure that the water, gas, and electricity are turned on. The plumbing system must be pressurized, and all breakers should be on. The home inspector will not operate any utilities without permission.
3. **Entry Details:**
 - **Access:** Please let us know how the inspector will enter the home. If a lockbox is used, please provide the code. If the home is in a gated community, a gate code is also necessary.
 - **Appointment:** Confirm whether someone will be present to open the home or if specific arrangements need to be made.
4. **Pet Safety:** Since the inspection may involve multiple people entering and exiting, and with doors and windows being operated, please ensure pets are securely corralled or moved off-site to prevent any escapes or disturbances.
5. **Equipment Accessibility:**
 - **Electrical Panel, Water Heater, and HVAC Systems:** Please clear the areas around these systems to allow the inspector to access them easily.
 - **Plumbing:** Access to the plumbing beneath all sinks is required; ensure these areas are unobstructed.
6. **Attic Access:** It is crucial for verifying specific structural elements. Please ensure that the attic is accessible. Restricted access may impact eligibility for certain insurance discounts.

The takeaway is that Inspectors won't move furniture, appliances, or stored items, and are restricted from opening sealed panels, or operating valves and breakers. Taking the time now to make sure everything is on and accessible will prevent needing a return trip which could extend the process.

7. Documentation:

- **Roofing:** If the roof has been replaced, having any related documents or permits available will be very helpful.
 - **Storm Protection:** Please have any invoices or labels for storm shutters or impact-resistant windows and doors ready for the inspector.
8. **Damaged Items:** If there are any items in the home that should not be tested or handled due to existing damage or any other reason, please inform us in advance. For example, if a window is broken and cannot be closed once opened, let us know to avoid further damage.

Thank you again for your cooperation. We look forward to a seamless inspection process. If you have

any questions or need further clarification, please do not hesitate to reach out to me or Rock Solid Home Inspections at (727) 408-1088. As a token of our appreciation for your cooperation, Rock Solid Home Inspections is pleased to offer you a substantial discount should you require a home inspection in the future.

Best regards,

Buyer and Buyer's Agent