



Wood-Stone Home Inspections
Quality Inspections at Affordable Prices

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Inspection Policies

For the Realtor Teams and Sellers:

Our Inspectors need Utilities and major components of the property accessible at the time of the inspection. We ask that you:

1. Please advise sellers (if not contracted with us) that if they are present during the inspection, a total of 2 people may accompany our inspectors during their walk-through. Priority is given to our clients and/or their designees as these principals. Our Inspectors may refuse to complete the inspection if this limitation is not observed to maintain safety and the integrity of the inspections.
2. Please see that any pets in the home are removed or secured away during the inspection.
3. Please verify that Utilities (power, water, heat) will be available and not turned off by the utility companies at the time of inspection.
4. Please make sure all major components are accessible (attic, crawlspace, electric panel, water heater, furnace, garage, etc.) They should not be sealed or blocked by furniture, boxes, or other items during the inspection. **Our Inspectors are not allowed to move shelves, furniture, or anything else that may pose a risk of liability for damage to the home, furniture, or personal property.**
-  5. If Radon Testing has been requested, please provide the Tenant/Homeowner with the accompanying (when applicable) “Pre-Notification of Radon Test In Progress” document to review, sign and return to us by email or fax prior to the scheduled date for the testing.

Without access to utilities and major areas of the property, the inspector may not be able to provide a complete inspection for our client and may have to return to complete the report at another time. (This may or may not incur additional charges for our client.)

If any of this is an issue, please contact our office immediately so we can notify the inspector that they should plan accordingly.

For Our Clients:

About your appointment with the inspector:

1. Although we schedule buffer time between inspections for travel times, site issues, and other delays, **the inspectors have a limited time they can spend on each assignment.** The inspector will remain on-site for an hour after the scheduled appointment start time or 30 minutes after he has completed the inspection, whichever is later.
2. **If you plan to be present during the inspection:**

- a. No more than 2 people may accompany the inspector room to room during the inspection. Any more than this may present safety issues, distract the inspector from his job or interfere with the surveillance. Our Inspector may refuse to complete the inspection if this limitation is not observed.
 - b. If you are running late, please call our office so we can notify our inspector to remain on site. You will not incur a waiting fee if you contact our office. If you fail to call to let us know, or you are a no-show after 1 hour, you will be charged \$50 for a waiting fee.
3. **Rescheduling:**
- a. You can re-schedule your appointments up to 2 hours before the session at no penalty.* (see section 4. ***Deposits, Fees & Cancellations.***)
 - b. If you fail to call to reschedule before the 2-hour window, or our inspector is already on-site and there is a problem which requires a re-scheduling, you will incur a \$75 rescheduling fee or forfeit the booking deposit.
4. **Deposits, Additional Fees & Cancellations:**
- a. A \$75 booking deposit is required. This covers the inspectors' drive time, fuel & mileage. This amount will be credited toward your balance due.
 - b. Your booking deposit may be refundable if you cancel or reschedule more than 2 hours from the scheduled appt.
 - c. If you cancel less than 2 hours from the scheduled time, you will forfeit this deposit. (\$75 cancellation fee)
 - d. If you fail to call to let us know you are running late for the inspection, or you are a no-show after 1 hour, you will be charged \$50 for a waiting fee.
 - e. If you fail to call to reschedule before the 2-hour window, or our inspector is already on-site and there is a problem requiring a rescheduling, you will incur a \$75 rescheduling fee or forfeit the booking deposit.

Multiple Inspections:

- If your first home inspection results yield a contract cancellation of the purchase, we will be happy to inspect your next home at a discount of \$50 off the next inspection.
- If "Flipping" properties are your passion or business, we offer discounts for multiple properties. Give us a call.