



Hidden Defects



HVAC Systems



Home Photos Digital



Technical Reports

Heartland

Home Inspections-USA

Inspection Prep-Things to do

Inspection General Preparations for the buyer:

1. **Utilities:** Check with seller to make sure all Utilities are on, Gas Electric, Water.
2. **Appliances:** Check with seller to ensure all appliances are ready for testing
3. **Access:** Arrange with seller for inspectors home access for inspection date and time.
4. **Drawings:** If you can get a copy of all drawings for floor plans, elevation drawing front view, electrical wiring, material specifications etc. We check square footage and room size to dimensions to floor plans.
5. **Conveyed items,** Get a Copy of conveyed items from your agent/seller.
5. **Dress Casual**
6. **Take notes:** Cosmetics, non-significant cosmetics defects are *buyer concerns, take notes at the inspection and we will add to our addendum to give to the seller.*
7. **EPA concerns:** Consider EPA Recommend Radon and Mold testing
8. **Payment** by cash check or money order due at the inspection. No credit cards.. If you cant attend make arrangement for payment prior to the inspection date.
9. **Directions:** If you have mapquest directions email or provide them from Route 7 and Hwy 28 to your home inspection site. Or we can locate if your home is 2 years old(er).

Builder/OR Seller _____
 Builder's telephone _____

Selling agent company: _____
 Agents Cell number: _____

Your cell phone _____
 Your Work number _____
 Your Home number _____

Questions call me at 703 728-2938

www.heartlandhomeinspections-USA.com

