



## Inspecting with Home Gnome

Some basic information about inspecting with me! For a smooth home inspection, please help by following these guidelines.

- I charge a **late cancellation fee of \$130** if cancellation is less than 24 hours before the scheduled inspection start. This fee does not apply to radon testing.
- Please have the occupant(s)/seller/listing agent clear about 3 feet of space around the electrical panel, water heater, furnace, attic access and crawlspace access so that I can access and inspect them thoroughly. If space is not cleared, I may be unable to inspect these items.
- I do a slideshow at the very end of the inspection- this is the best time for the client to be there! We also take care of the paperwork and payment at the end, so if the client will not be at the inspection at any point, please let me know and I can email those things in advance or after the inspection.  
Note: I require both a signed contract and receipt of payment in order to release the final inspection report.
- I prefer that the client(s) *NOT* follow me around during the inspection as I can get distracted and possibly miss or forget something, which we don't want to happen! The slideshow at the end is the best way for me to summarize the important points and educate the client(s). We can go into as much detail as the client would like during the slideshow.
- Please let me know if you need a pest & dry rot report (for certain loan types) BEFORE the inspection starts. If I am unaware that one is needed beforehand, I may not be able to provide one without making another trip (\$\$\$).
- In colder months, when the temperatures are close to or below freezing, it's possible that I may not be able to inspect roofs due to snow, frost or slippery conditions. If you are concerned about the roof or if you know it's more than 15 years old or so, you may want to contact a roofing professional separately and in advance. I am unable to walk roofs when it is dangerous and can't fully view them when they are covered in frost, snow or ice.
- If we test for radon, the doors and windows need to stay closed (except for normal entry/exit) for 60 total hours. In the warmer months, hot temperatures mixed with no A/C can make this challenging if the home is occupied, so let me know if this is the case so that we can have a successful and accurate test.

I look forward to telling your home's story!