



Email: eric@illuminating-home-inspections.com

Phone / Text: (479) 466 – 9417

License Number: HI - 1931

Scheduling

We offer flexible scheduling to accommodate your busy schedule.

We dedicate several hours of time to complete your illuminating home inspection, the inspection report and to answer any of your questions. Call or email to get a quote or to schedule your home inspection today.

What to Expect Before Your Inspection

- A home inspection quote based on the square feet of the home and several other factors.
- You will receive an email containing the confirmation of the home inspection appointment.
- The home inspection agreement for your authorization and terms of payment.

Pre-Inspection Checklist: **The following checklist should be discussed between you and the seller. It will be to everybody's benefit if it is accomplished prior to the home inspection.**

1. Make sure all utilities, water, electric, and gas are on and all pilot lights are lit.
2. Write notes to me about any special concerns such as pets, locking up the home, thermostat settings, or repairs or replacements that may already have been made or planned.
3. Make sure all rooms / areas of the home, garage, and outbuildings can be unlocked so I can get into them.
4. Move any boxes or storage to allow for a clear view of the walls, especially in basements and garages.
5. Replace any light bulbs that aren't working.
6. Arrange items under sinks to allow for adequate inspection of the plumbing and the floor of the cabinet.
7. Make sure we have access to inspect the attic; water heaters; electrical panels; furnaces; AC, sump pumps, etc.
8. Fireplaces / Wood stoves: Make sure old ashes are cleaned out to allow for inspection.
9. Share any information you think might be helpful to the buyer or seller.

What to Expect During Your Inspection

- Your home inspection is an **objective** visual examination of the physical structure and systems of a home, from the roof to the foundation, in accordance with the [Arkansas Standards of Practice](#).
- Payment for your inspection will be due at this time, and prior to the inspection start.
- Your inspector to explain in simple terms the findings of the inspection.

What to Expect After Your Inspection

- Your home inspection report will describe the condition of the **visually examined** structure and systems of a home, from the roof to the foundation.
- A **large number of photographs** for your observation.
- All inspections are typically delivered to via email in a **PDF within 24 hours**
- Call or email your inspector with any follow-up questions or concerns.

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