



Valued Home Inspectors Inc.

Patrick M. Corbett

Home Inspection Services



MAKE MINIMUM ACCESS AVAILABLE FOR SOME ITEMS:

**I wanted to share with you some recent Issues on Home Inspections
That resulted In Deal going Dead (or) Was Delayed for long time!!!**

**If an area or an Item cannot be seen, "Inspected", then It has to be reported that way!
This can and has resulted In buyers changing their minds for another house or caused
delays In going Into contract !!!**

It is understood some of these houses are lived in and cluttered...

At Minimum – always try the best in having these areas accessible for Inspection:

1. Water Main Pipe / Meter
 2. Sewer Main / Trap
 3. Gas Main / Meters
 4. Electric Panels (All of them – Each Level and Area they exist)
 5. Utilities (Water Heater / AC / Furnace-Boiler)
- Sometimes, it works out where it is entered into Contract (Will have accessible for final walk thru)....Sometimes that is not acceptable to buyers or Attorneys..
 - What if on final walk thru when they are "Accessible" there are issues found...Then the "Closing" can possibly be delayed or canceled.

I recommend "Try the best to have these areas Prepared" For Inspection.

I don't mind moving some things around to get to these (I Do)!

Sometimes, that is not always possible.

You can always call me with any questions or concerns.

**Alarms are for emergencies.
Perspective is for home inspection.**



Est. 2006

Protecting Peace of Mind

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