

Inspection Attendance Policy for Clients

Thank you for choosing Premier Home Inspection. We want your inspection to be thorough and your time with your inspector to be worth it. This policy explains when to arrive, who should attend, and how inspection day works. Please read it before your inspection. **By signing your inspection agreement, you agree to follow this policy.**

When to Arrive

Your inspector will call you about one hour before the inspection is complete. That call is your signal to head to the property for the briefing, when your inspector walks you through the highlights of the inspection. The briefing usually takes 15 to 30 minutes.

The briefing is a summary of the most important findings, not a line by line review of the report. Your written report contains every finding in full detail, and it is your responsibility to read the entire report and contact us with any questions.

Please do not arrive before that call unless your agent will be with you. If you arrive early, you are welcome to wait in your vehicle. Please do not walk through the home or around the exterior while the inspection is underway.

Access to the Home

Premier schedules access to the home through the listing lockbox. The seller grants that access for one purpose: the inspection. Your inspector is not a real estate agent and has no authority to let anyone into the home for any other reason, including measuring, taking photos, or showing the home to family.

If you want time in the home for those things, your agent can arrange it. **Please do not enter the home without your agent present.** If you choose to enter without your agent, you do so at your own risk, and Premier is not responsible for that decision.

Attending With Your Agent

You are welcome to be at the home during the inspection when your agent is with you. Your inspector has a set amount of time to complete a thorough inspection, and that time needs to go toward inspecting. While the inspection is underway:

- Please save questions about findings for the briefing. Your inspector will go over the key findings then, and your written report will cover everything in detail.
- Please do not ask your inspector to look at side items or help with other tasks.
- Please leave lights, switches, and fixtures as your inspector sets them. Our inspectors use set processes, such as leaving lights on in rooms they have finished. Turning lights off or changing settings can interrupt that process and affect the quality of your inspection.

Interruptions take time and focus away from your inspection. Premier is not responsible for any effect on the inspection caused by questions, requests, or distractions during inspection

time.

Who Should Attend

Only the client named on the inspection agreement and their agent should attend. We strongly recommend that children not attend. The home still belongs to the seller, and during an inspection it is an active work area with open electrical panels, attic hatches, ladders, and equipment. Other family members and friends can see the home later through your agent.

Clients are responsible for themselves and anyone they bring to the property, including children. Premier is not responsible for any damage, loss, or missing items caused by the client, the client's guests, or anyone else who enters the home other than Premier's inspector.

Arriving on Time for Your Briefing

Our inspectors keep tight schedules, often with another appointment right after yours. **Your inspector will wait up to 15 minutes past the agreed briefing time.** After that, the inspector has to leave for the next appointment. If you miss the briefing, your inspector will call you to go over the findings, and your full written report will be delivered as usual.

Thank you for helping us give you the best inspection possible. If you have any questions about this policy, please contact our office.