

Solid Ground

Home Inspections

COVID-10 Home Inspection Protocols for April 2020

The safety of home buyers, home sellers, Realtor(s) and our home inspectors is of the utmost importance to us during the COVID-19 pandemic. We want to help limit everyone's exposure to the degree possible. As a result, we are employing the below protocols - similar to what other home inspectors are now doing across the country -- on a temporary basis until it has been deemed safe to return to our normal business practices.

For Home Buyers

We would prefer that the home inspector be able to inspect this home without the home buyer(s), Realtor and seller present, if possible.

In lieu of attending the inspection, we can do the following:

- Before the inspection, let us know if you have any specific questions or concerns that the home inspector can address or pay particular attention to while inspecting. At the end, we will review key findings by phone with you and your Realtor.
- We routinely take a ton of photos and videos and will include as many as we can in the inspection report. Then, once you've received the report and had a chance to review, we are happy to have another call with you to answer any additional questions.
- As desired, we are happy to schedule a walkthrough at a later time (upon return to normal business) *at no extra charge*. The purpose of the walkthrough is to review the systems of the house and remaining repair needs (those not addressed by the seller) in person and give you a chance to ask the home inspector any other questions you have about the house. A walkthrough can be especially useful for first-time home buyers, buyers relocating to South Carolina from another state (we review the differences in southern home construction/systems vs. northern home) and/or those buying older or historic homes and even brand new homes.

***All that said, if it's essential for you or your Realtor to attend due to the condition of the house or particular concerns you have about it, we totally understand and we will do social distancing during the inspection instead or, ask that you arrive at the end for a recap of findings.**

Under normal conditions, we absolutely encourage buyers to attend if they are able because we believe that its most informative to see a repair in person and to hear what the home inspector has to say about it first-hand.

We hope all will return to business as usual very soon. When scheduling your home inspection, just let us know what's needed in terms of attendance.

For Home Sellers

During the home inspection, our inspectors will take the following steps to help maintain a sanitary environment:

- Wash hands multiple times during every inspection, especially after touching things like faucets and door handles.
- Bring hand towels or paper towels for drying our hands.
- If any of our inspectors have a fever or cough, we will substitute the inspector or reschedule.

Once the seller returns home after a home inspection has taken place, here are the items that they may want to wipe down to their satisfaction -- interior/exterior door knobs/handles, cabinet knobs (kitchen, bath), kitchen

appliance handles (fridge, microwave, oven, dishwasher), faucet handles (sinks, toilets, showers/tubs), light and fan switches and HVAC thermostats.

For those homes which are currently occupied, please ask the sellers if they have someone in the household who has been coughing, sneezing or running a fever and we will reschedule the inspection for a later date.

Thank you for your help and understanding. Take care and stay safe!

The Solid Ground Team

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