

COVID-19 and Home Inspections

We've all seen a lot of unprecedented events over the past few weeks related to the coronavirus outbreak, and we are all adjusting on the fly, making changes to our daily lives to stay safe and healthy.

At **M&M Inspections**, the safety of our clients, Realtors, and residents of the homes we inspect are of utmost importance, and I want to share some changes we are making to our inspection process to help keep everyone safe.



Our Temporary Action Plan

For Buyers and Realtors:

I've searched for advice on how to modify our inspection process so that it follows CDC guidelines related to this current pandemic. Special thanks to Precision Home Inspections in Philadelphia for allowing me to share some of the processes they've implemented up north. **In summary, the new COVID-19 standard of care is to have the Home Inspector perform the home inspection alone if at all possible.**

If the inspection can be completed by the inspector alone, we will call each client and their Realtor at the end of the inspection to sum up our findings, and then later conduct a phone review of the inspection with the client and Realtor (as needed) after we've sent out the report.

While on-site, we will take the following steps to help maintain a sanitary environment in people's homes:

- **We will wear gloves during the course of the inspection**
- **We will keep hand sanitizer nearby and use it as needed (if available)**
- **We will use disinfectant wipes on faucets and door handles (if available)**
- **We will not shake hands or bump fists**
- **We will avoid touching our faces**
- **If any of us have a fever or cough, we will reschedule the inspection**

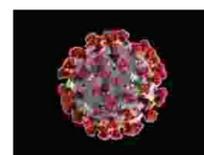
For Sellers/Homeowners:

We will refrain from touching as much as possible during the inspection and request that sellers help us by **moving possessions and furniture away from items we need to access during the inspection** including:

- Water heater
- Heater/AC units
- Breaker Panel
- Outlets and light switches
- Main water shut off valve
- Appliances
- Faucets and drains
- Windows and doors
- Foundation walls in basement and crawlspaces

If you will be home during the inspection, we will also follow recommended distancing (6 feet) and request that you also **maintain safe distances or rotate rooms with our inspectors to minimize contact.**

With schools closing and kids being left home alone, it's also important to note that our policy is, and always has been, that we will not enter a home with minors present unless a second adult is present.



This is a significant departure from our usual interactive, informative inspection and we will go to extreme lengths to try to duplicate the education and experience a client would receive in person.

We will continue to monitor this developing situation, and we will adjust any of these policies as needed or recommended to help ensure everyone's safety. If you have any suggestions or requests for your particular home inspection, I am happy to work with each client and Realtor individually to make sure we have the most thorough inspection, safest process, and best outcome for everyone.



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