

# Hal Leary Home Inspections

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## Home Inspection Prep Sheet

This work sheet is intended to help home sellers prepare for the home inspection process. The goal is to eliminate needless confusion, questions or “turn offs”. It is not exhaustive by any means and you may think of items that could be added.

Remember, a thorough home inspection requires that the items or systems to be inspected be readily accessible at the time of inspection. When systems or components cannot be inspected for whatever reason, questions or doubts may be planted in the mind of a buyer. You don't want this to be the case.

I respectfully recommend that you consider the following:

- 1.) If the home to be inspected is empty, be sure that all utilities are on.
- 2.) Have the home neat and clean to the best of your ability.
- 3.) Take care of any repairs or maintenance issues to the best of your ability.
- 4.) Remove padlocks from electric service panels and trim back any vegetation that may block access.
- 5.) Unlock storage rooms, attic/crawl space accesses or entry doors that have double cylinder locks.
- 6.) Make sure that no limbs are in contact with the roof or eaves and have valleys and gutters cleaned.
- 7.) Check all light bulbs including exterior lights. Replace blown bulbs.
- 8.) Have dirty dishes loaded and detergent in the dishwasher, ready to wash. (The doors of dishwashers are more likely to leak when they are run while empty.)
- 9.) Be prepared to have the oven inspected. (The stench of burning food residue is a real turnoff!)
- 10.) Make sure that any equipment in the attic is accessible for inspection.
- 11.) Remove or pen all pets during the inspection. The inspector shall not be responsible for pets.
- 12.) Install clean air filters.
- 13.) Replace old smoke detectors and batteries.
- 14.) Tighten all loose hardware at doors, windows, cabinets and pull down stairs.
- 15.) Make sure that at least one window in each bedroom is accessible and will open and close easily.
- 16.) If you have a confusing array of light switches it would be a good idea to label them.
- 17.) If there is something that doesn't work, tell the inspector. This will save time and possible further damage.
- 18.) Don't try to hide defects. If a buyer gets the feeling that you are not being forthright, they may decide that they don't want to do business with you.