



Happy Home

Inspection Services llc

Dale Bennett – Inspections when you want them - 847-431-8113

GETTING READY FOR YOUR HOME INSPECTION

In order to get the most out of your inspection, we recommend that you make sure that everything and everyone is ready. Following this short checklist will assure a smooth and thorough inspection.

- Not everything that is found in the inspection can adequately be described in a written report. It is very important that the client accompany the inspector as he inspects each part of the home. If this is not possible, they need to have a representative present. Comfortable, casual clothes should be worn. You will be entering such areas as the attic and crawlspace if such spaces exist.
- Allow between two and four hours for a complete inspection.
- Please bring along the seller's disclosure report for our review.
- Make sure the property owner is contacted and that we will have access during the appointed time.
- If there are any pets in the household, make sure the owner has them removed or secured in cages.
- The security system, if any, needs to be turned off.
- Ask the property owner to turn off all computers.
- All keys, access codes and combinations for all areas, garage doors, cabinets, closets, attics, crawl spaces, etc. must be available.
- All building services such as electricity, gas and water must be on.
- All systems such as heating, air conditioning (if the temperature is above 65) and water heater need to be turned on with pilot lights, if any, lit.
- The property owner should verify that there are no stored items, boxes or furniture that blocks access to the electrical panel, water meter, gas meter, heating and air conditioning units, water heater, access panels, laundry room, attic, crawl space and foundation. Sinks, basins, tubs, showers, dish washers, washing machines and dryers should be empty.
- The inspection report is prepared for the exclusive and confidential use of the client. You may order additional copies of the written report sent to other persons. Please let us know beforehand how many copies will be required and to whom you want them sent.
- If the inspection appointment needs to be postponed or cancelled, please call us at least 24 hours before the scheduled appointment.
- The contract will need to be signed and fee paid before the inspection begins. We accept cash, checks and most credit cards.
- Please call if there are any questions regarding your home inspection.