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Pre-Inspection Checklist

Helpful tips to benefit you our client and help me the inspector perform a quality inspection.

- **APPOINTMENT TIME** - If the home is occupied, please inform your Realtor and the Seller as to what time the inspector will be at the home. If the home is not occupied and does not have a lock box on it, please arrange for your Realtor or the Seller's realtor to meet the inspector at the home and unlock the door. Plan on a minimum of 3 hours (depending on size of the home) for the inspection.
- **KEYS** - Keys to all doors must be made available for the inspector. The front door key will not always fit other locked doors to attics, closets, other exit doors or the garage. If keys are not available, these areas will not be accessible and will not be inspected.
- **UTILITIES** - All the utilities should be turned on. This includes gas, water, and electric. If one of these systems is not turned on, the inspector cannot inspect that system and all the related equipment. The inspector does not turn on main electrical breakers, water supply valves, or gas valves.
- **ZERO LOT LINES** - Homes with zero lot lines may require a written and signed permission slip from the neighbor so the inspector can go onto their property for the exterior inspection of the home.
- **PRE-EXISTING CONDITIONS** - If at all possible, please bring a copy of the seller's disclosure statement on existing homes. It is helpful to know the conditions that the current owners already know about. Ask for a copy of any inspection reports done previously on the home, as well as any and all invoices, warranties and related paperwork on repairs that have been performed on the home. Please bring all this paperwork, if available, to the inspection. The inspector does not need a copy, he just needs to note the additional information in the inspection report.
- **OBSTRUCTIONS** - Make sure that all obstructions are away from the attic access door, crawlspace access door, electrical service panel, fireplace, and other areas that should be inspected. The inspector does not move furniture or other obstructions. If the door to the attic is blocked, the inspector cannot access the attic for inspection. Any decorative fireplace items on the hearth or in the firebox should be removed. Stored boxes and other items in the attic or garage should be moved for access to the heat furnace, air conditioning unit, water heater, or other items already mentioned. Obstructions block the inspector from inspecting many things in a home.
- **PETS** - Pets should be kenneled or leashed away from the house. The inspector will need access to the full perimeter of the home for the exterior inspection. Loose pets can run out open doors or jump into the attic or crawlspace. The inspector will be busy enough inspecting the home without worrying about pets. The inspector is not responsible for lost pets. There are no exceptions to keeping pets that can possibly bite or scratch away from the inspector. For example, if there is a loose cat or dog in a room, that room will not be inspected; if there is a loose dog in the backyard, the exterior components of the home located in the backyard will not be inspected.

By following these few simple tips, your inspection will go faster and will be more thorough.