

ADVICE FOR SELLERS TO PREPARE THE HOME FOR A HOME INSPECTION

The more you know:

Accurate Home Inspection involved in thousands of Calgary real estate transactions over the last 15 years and has learned that buyers generally feel more confident about a home purchase after they have had a thorough home inspection.

Here are a few things you can do to help the process along.

ARRIVAL

- We will be arriving 10 minutes early so as not to disturb the occupants too early. We do not wish to disturb anyone so we will carry out this as quickly and quietly as possible.

WHAT TO EXPECT

- Depending on the size of the property a typical home inspection up to 2000sqft is usually 2.5-3hrs. This can vary either way depending on the amount and complexity of the systems and if multiple issues are observed. We try to be as efficient as possible but sometimes the clients will have multiple questions slowing down the inspection.
- Any pets are secured. We love pets but prefer not to have them present on inspection day.
- Accurate Home Inspection is not responsible for the well being of any animals that are left in the house on inspection day. If pets have to be left please ensure they are safe and secure as doors to the exterior and mechanical rooms will be opened for inspection.

SEWER

- Buyers may request a sewer scope of the main lateral line. Everyone will be notified if this has been requested. Location of main cleanout is sometimes difficult to find so any information regarding location would be appreciated.

GATES & UTILITIES

- Ensure any rear or side gates are unlocked and accessible.
- When possible, any cars are removed off driveways or inside garages so we can inspect these areas.
- Ensure all utilities are on. Main water valve is on and gas and electricity is present.
- All pilot lights, fireplace/s, hot water tank and furnace/s pilots are on.
- Area in mechanical room is clear for inspection of furnace, hot water tank and electrical panel.
- Ensure the system is active and ready - If in floor heat is installed that the thermostat is turned up the morning of inspection.
- Deactivate all security alarm systems

ATTIC

- Area below attic hatch is clear and if clothes are present these are covered. Note: Insulation may not be secured around attic hatches and often spills out onto the floor or items below. We will try our best to leave it clean but one or two pieces may escape our attention, so advise your belongings are covered with a sheet/towel etc.

DOCUMENTS

- Any documentation i.e. permits, warranties, service records or receipts if available are left on kitchen counter.

KITCHEN & ACCESSORIES

- Any remotes for fans, fireplaces or garage door operation are present and accessible.
- Sinks and cabinets below are free of clutter
- Items are removed from stoves/ovens and washing machines for inspection
- Remove/turn off all air fresheners and diffusers (they can affect a sense of smell for hours)
- Any items not functioning or being repaired, be sure to let us know.

ADDITIONAL NOTES

- We always have the sellers' best interests in mind and understand we are guest in the property. We will try to leave the property in the condition we found it in. Multiple areas and items are inspected so things may not be in exact positions i.e. a chair is a few inches from normal or a vase is moved so as not to break it. We recommend you turn off any sensitive electrical equipment and save any programs on computers as AFCI and GFCI breakers will be tested and may turn these off. Please feel free to contact us if you have any questions or concerns.

Contact us for more information on inspector qualifications and inspection details. You may also visit our website and follow us in our social media platforms.

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We are proud members of The Alberta Professional Home Inspector Society, formerly known as CAHPI. Members of APHIS have a higher level of education than just the low requirements of the provincial government.



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AWARDS AND ACHIEVEMENTS

