

## Tips For Buyers & Sellers Getting Ready for a Home Inspection

Most homebuyers will use a home inspector when they purchase their home. The following suggestions will help you choose a reliable home inspection company and to understand what to expect from a home inspection.



**James Dobney**  
INSPECTIONS

### Buyers:

- Adjust your expectations:
  - no house is perfect
  - inspector is looking for visible signs of major deficiencies
- You are encouraged to attend the inspection (AT LEAST the last hour)
- You are encouraged to describe any particular concerns when booking the inspection
- Call the inspection company you've chosen PRIOR TO the booked inspection if you have any special concerns, so they can make the inspector aware of these concerns before-hand
- CONDOS: Read and highlight any concerns in the Strata Minutes and/or Building Envelope Reports – discuss these with the inspector

### Sellers:

- Provide unimpeded access to:
  - electrical panel
  - attic access
  - crawlspace access
  - heating system (furnace or boiler)
- Ensure everything is turned on – fireplaces, furnace or boiler, all breakers – and if not, ensure the inspector knows why not
- It's ok either way, but it is more convenient and efficient if you are not home
- Get your pets under control – locked up or removed during the inspection
- Provide details of any previous major repairs/additions/renovations
  - completed permits
  - transferable warranties
- CONDOS: have your realtor help arrange access to mechanical rooms, common areas, and the roof; provide previous reports and minutes with the building manager or strata representative
- A PRE-LISTING INSPECTION REPORT

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Inspections