

Tips For Realtors Getting Ready for a Home Inspection

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



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INSPECTIONS

Buyer's Realtor:

- Adjust your buyer's expectations:
 - no house is perfect
 - inspector is looking for visible signs of major deficiencies
- Encourage your buyer to attend the inspection (AT LEAST the last hour)
- Encourage your buyer to describe any particular concerns when booking the inspection
- Encourage your buyer to call the inspection company they've chosen PRIOR TO the booked inspection if they 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

Seller's Realtor:

- 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 your client is 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: 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