

Advice for Home Sellers and Agents

How to prepare for a Home Inspection.

The more you know:

95% of all home buyers opt for a home inspection — not because they don't trust you, the seller — but because it is an opportunity for them to learn more about the house.

Accurate Home Inspections has been involved in thousands of Calgary real estate transactions since inception in 2009 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.

Make sure the inspector has access to all the major elements and areas of the home.

- ✓ Remove items that may restrict access to or movement in attic or crawlspace (shelving/storage)
- ✓ Ensure the furnace, water heater and electrical panel are accessible. Remove items that block access
- ✓ Unlock or remove locks from gates on fences, closets, or doors
- ✓ Clear *some items* from under sink cabinets for plumbing fixture inspections, just enough to see the pipes
- ✓ Move any stored items away from garage or basement walls (at least in some areas)
- ✓ Remove/turn off all air fresheners and diffusers (they can affect a sense of smell for hours)
- ✓ The buyers may request a sewer scope of the main lateral line, please provide the location of the main sewer cleanout and ensure access is not blocked
- ✓ Clean out items from the oven, empty the clothes washer
- ✓ Zero lot line: Alert the neighbors that we will need access



The Basics:

For everyone's sake, it's best to get the inspection completed in one visit, without interruption.

To ensure this can occur, here are a few hard and fast rules for preparing your home for the inspection.

- ✓ Confirm utilities (electric, water, gas, etc.) are all on
- ✓ Pilot lights for water heaters, fireplaces etc. should be lit
- ✓ Inform the inspector of any non-functioning systems

Before the Big Day:

In addition to making sure there are no defects of which they are not aware, a professional Accurate Home Inspector will show the buyers how to operate many of the systems in the home and provide helpful suggestions on maintaining it. We've already covered the need to provide proper access to your home for the home inspection; it is also recommended you address minor maintenance items prior to the inspection.

Little Things Add Up:

By correcting the minor, easy-to-address issues before hand, the inspection report won't be full of needless, distracting concerns. Naturally, a seller wants to put their best foot forward to sell their home. While we don't suggest that you run out and replace aging systems, there are things you can do that will help.

- ✓ Repair or replace broken, damaged, or missing items such as: door knobs, latches, broken window glass and missing chimney flue caps, replace missing electrical covers, etc
- ✓ Clean rain gutters and make sure downspouts are properly attached and draining away from foundation
- ✓ Replace burned out bulbs and faulty switches
- ✓ Have all HVAC equipment serviced; clean or replace air filters
- ✓ Move stored items away from the exterior foundation (if possible) so it is visible in some areas

What to Expect:

Okay, the big day is here. Don't be nervous. The inspection will take approximately 2.5 to 3 hours for an average size house. Yes, it takes that long — if the inspector is doing their job correctly. Here are some points to consider:

- ✓ Pets in the house should be confined or removed for the duration of the inspection. If they must remain in the home, notify the inspector of their presence. They should not be left in a room or area that needs to be inspected unless left in a cage or kennel. Calm and friendly pets are okay to be left out unless they are prone to escaping.
- ✓ Leave dirty dishes in the dishwasher with detergent, ready to go. The inspector will run the dishwasher during the inspection — why waste energy and water? If you add dish soap be aware some cycles are long and we may leave the home before the cycles are complete.
- ✓ Turn off security alarms and any sensitive electronic equipment before the inspection and confirm all pre-programmed electronics and alarms are reset afterwards. Ensure thermostats and remote controllers have batteries. Leave out ceiling fan controllers as we will not search bedroom drawers to locate them.
- ✓ Don't use fireplaces/woodstoves the evening before or the day of the inspection. They should be cool and cleaned for inspection.
- ✓ GFCI's and AFCI's (electrical breakers) will be tested as part of the inspection so the power to those circuits will be temporarily shut off and reset
- ✓ We usually arrive 10-15 minutes early and start on the exterior and roof of the home, please let us know if that will be an issue.
- ✓ We label the main water shut off and other utility shut offs and also other safety labels as part of the inspection, please leave us a note in the utility room if you do not want these labels installed.



Visit our website www.calgaryinspection.ca for more resources and information on inspector qualifications and inspection details

Phone/Text: 403-826-6111

Email: info@calgaryinspection.ca

Website: www.calgaryinspection.ca

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