

Above Grade Home Inspections Inc.

Inspected Once, Inspected Right!

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.

Buyers:

Adjust your expectations:

- No house is perfect
- The 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're not home during the inspection.

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