

IS YOUR HOME INSPECTION READY?

Raul Poole here, from Clarion Home Inspections. I'm sending you this message to remind you of your upcoming home inspection and to pass on some useful information that will help make the inspection process run smoothly.

Home inspections are intended to discover major problems in a home that are unsafe or will create large expenses for the new owners. The inspector who will be visiting your home will not be there to assess the value of your property, or to give advice about the purchase.

The home inspector will need to be thorough and he will need to have access to all parts of the house, inside and out. It's important to remember that, if the inspector is unable to access certain areas in your home, such as the attic, he will not be able to describe them in his report - which can lead to uncertainty and delays in the sale until re-inspection is completed.

Here are some things to check on before your home inspector arrives, so that the inspection will go smoothly and reflect well on your home:

✓ **ARE ALL THE DOORS UNLOCKED?**

The home inspector will need to see all of the interior spaces in the home, including places like saunas, outside storage sheds that are attached to the house, and wine rooms, that are often kept locked. Think of places like these that may be in your home and be sure to unlock their entry doors.

✓ **ATTIC AND CRAWLSPACE OPENINGS**

If there is an access to a crawlspace or attic in your home in a closet, you may need to temporarily remove items stored there. The home inspector will not move personal property during his inspection and will need to see these important areas.

✓ **ARE THE PILOT LIGHTS LIT?**

If your home uses natural gas, the inspector will need to confirm that the natural gas fireplaces, hot water heater, and forced air furnace are working properly and are not safety risks. If you have any natural gas appliances in your home that are started by a pilot light, please be sure to check that the pilot light flame is lit. The inspector will not light pilot lights during the inspection and will have to report on any fireplaces, etc that will not light as "Not Operating".

✓ **STUFF CLEANED OFF THE COUNTERTOPS?**

Home Inspectors always appreciate homeowners who take a few minutes before the inspection to make sure that the kitchen and bathroom cabinets and countertops have been organized so that they are easy to see.

Kitchen and bathrooms are two of the places where problems in a home most commonly occur. For this reason, most home inspectors like to be extra thorough in these areas.

Remember, there is no "pass or fail" given to your home at the end of this inspection. After the inspection, the purchaser will be given a report that will give provide unbiased information on the condition of your home.



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