



Clearview Home Inspection

You are selling your home and you now have an offer that includes home inspection, here are a few things you can do to help the inspection process go smoothly.

As home inspectors we are here to assess your home and give information to the buyer which will help him or her care for the home. We do not pass judgement on you as an owner or the condition of the home. When you purchase a home if you have an inspection as a buyer, we would assess the home you are purchasing in the same way.

To do a thorough inspection we need access to areas such as attics, crawl spaces, electric panels, water system components, transfer pumps and furnaces.

If your attic access is in a closet, we suggest you clear out items in the closet, so we do not have to move your personal items. Also, when the attic door is opened often dirt or insulation will fall and could get items in the closet area dirty.

We need access to inspect crawl space areas and basement areas.

If you have locked doors, please open for inspection or offer a reason why there is no access.

If you have maintenance records for home components or information on home components you can leave the information on the table for the buyer to see if you choose. Information on new shingles, hot water heater, permits for renovations, septic paperwork, new windows, foundation or drainage work you have had done are some such items.

If there is to be a septic inspection and flow test the septic lids should be exposed or at least marked. Otherwise it may take a few areas of digging to find the lids and we do not want to dig up your lawn unnecessarily. We do fill the holes back in and cover the lids. Please let us know if you are having the tank pumped prior to sale as we can then leave the lids exposed for pumping and any needed maintenance.

If you have any further questions your agent should be familiar with home inspections and what it entails.

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