

APPRECIATED INFORMATION

- Leave the keys.** Crawlspace & basement doors, garages, sheds and workshops all may require additional keys. Leave the keys, labeled if possible, in a convenient location (i.e.: kitchen counter).
- Location, location, location.** If possible, leave a note or diagram indicating the location of hidden or underground components and systems (i.e.: main water shutoff, septic tank & field, well, etc.).
- Make maintenance information available.** Most purchasers will appreciate receiving copies of recent servicing invoices for furnaces, boilers, water treatment systems, septic systems, wells, etc.
- Clean the septic tank and post the receipt on the water heater or some other conspicuous place.** If comments about the condition of the tank can be included, so much the better.
- Label water shutoff valves.** Labeling water shutoff valves such as main, irrigation, hosebib, etc. will reduce the possibility of a stranger who is unfamiliar with your home turning the wrong valve on or off.
- Provide a note or diagram indicating the location of sprinkler zones.** This will assist the inspector or purchaser to test the system and give the impression of a well maintained system.
- If there are any wood burning appliances** (wood stoves, fireplaces etc.), have the chimney cleaned. Also, if you have stated on the vendor disclosure form that the wood stove is approved, have a copy of the installation approval ready for the buyers.

HOMEPRO INSPECTIONS

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A Vendors Guide to Preparing a Home for Viewing & Inspections.



We Wrote The Book on Home Inspections



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INSPECTION QUESTIONS & ANSWERS

Why would someone want to have my home inspected?

Approximately 80% of all homes being sold are inspected. Odds are that any offers to purchase your home will include a "Subject to Home Inspection" clause. Purchasers want to know the condition of the house they are buying, what to expect, what upcoming expenses they should budget for and how long they can expect components to last. They also want to find out if there are major problems with the home.

What will the Home Inspector do?

He will go through the house, *usually with the prospective purchaser*, reviewing and operating the electrical system, the heating and cooling systems (when weather permits), plumbing (including the water heater) and included appliances. He will look in closets & the attic, climb on the roof, open doors and windows and thoroughly review the house for signs and symptoms of major problems. Typically the process takes approximately 3 hours.

Will anything be damaged?

No. The inspector will open electrical panels, furnaces, water heaters, attic hatches, cupboards, closets and other areas designed to be opened. The inspector will not do any destructive or intrusive testing that may result in damage to your home.

Do I need to be home for the inspection?

The choice is yours although many purchases feel uncomfortable talking openly about the house while you are there.

Will I get a copy of the report?

The report is given to our client, Canadian Associations of Home & Property Inspectors Code of Ethics binds us to confidentiality with our client. If there are changes to the sales contract, your realtor should have a copy of the report.

Why don't I have my home inspected before selling it?

This is an excellent idea! We have found that most purchasers will still want to get their own inspection performed. However, having your own inspection completed first will reduce surprises and give you an edge during negotiations.

What can I do to prepare my home before an inspection?

On the inside of this brochure are tips to make your home more appealing to a prospective buyer. We have also included a list of information that is appreciated by the purchaser on the back. Having this information on hand will give an impression of a well maintained home.

Have Questions?

Contact **HOMEPRO**.

TIPS TO IMPROVE THE IMPRESSION YOUR HOME MAKES ON PURCHASERS...

WINDOWS

- Operate** all windows in the house, clean and lubricate any to make them open and close smoothly. Free any stuck windows.
- Replacing failed window panes** (foggy or cloudy between the panes) is not expensive. It looks better and clears the view to the sold sign that's going to be on the front lawn.
- Check all windows** to see how window treatments appear from the street. They should appear similar and preferably one color.
- Consider adding window boxes** with seasonal flowers. If you do this, make sure you water and groom the plants regularly to keep them looking tidy. You may also want to add planters to the porch.



BATHROOM

- Caulk the intersection of the wall protection and the bathtub.** Whether it's ceramic tile or a vinyl surround, redo the caulking. This will reduce water penetration into the walls and make the house feel well maintained.
- Install bathroom fans on timers** to exhaust excess humidity after the shower is over. It only takes 15 minutes to clear the air.
- Run the bathroom exhaust fans for a couple of hours before an inspection.** This helps the air in the house smell fresh.
- To check a bathroom fan.** Hold a piece of toilet tissue up to the edge to see if there is any draw. Vacuuming it doesn't hurt once in a while either.

ELECTRICAL

- Label the breakers on the electrical panel.** Many people ask if it is done.
- Test G.F.I. plugs and breakers, and replace if necessary.** These often fail and can be a major safety concern (most manufacturers recommend testing monthly).
- Uncover hidden electrical panels.** Removing posters, paintings, mirrors etc. that are hiding an electrical panel will improve access and reduce the possibility of damage to these coverings.

INTERIOR

- Try and have the house clean.** Typically, if the house looks well cared for, buyers are somewhat more tolerant of minor concerns.
- Test smoke detectors.** Not only does this make the house safer but makes it appear well maintained.
- Remove personal articles that block access to the attic hatch.** Often the attic hatch is in a closet, removing personal articles improves access and reduces the chance of damage.
- Replace burned out light bulbs.** This makes the home seem well maintained and improves access to dark basements, crawlspaces, etc.
- Leave gas fireplace pilot lights on.** Some gas fireplaces are difficult and time consuming to light, leaving the pilot light on may eliminate an unnecessary service call if the fireplace can not be run during the inspection.
- Empty the cat litter box.** Many people are turned off by the smell and, even if you don't notice it, lots will.
- Clean away spider webs and rodent droppings.** Although some homes are visited by spiders and mice from time to time, many people have a strong aversion to these unwanted critters.



FURNACE

- Change the furnace filter and clean the fan.** This will make the furnace perform better and make the house feel more comfortable.
- If there is a humidifier on the furnace, clean it.** This not only makes the furnace area look cleaner, it can improve your health.
- Write the date** on the side of the furnace filter to remind you when you last changed it. Good maintenance helps furnaces last longer.



YARD

- Trim overhanging branches.** Trees that overhang on houses can deposit leaves and needles onto the roof and into eaves troughing. Shade produced from these trees can encourage moss growth and in strong winds, branches can damage roofing and siding.
- Prune and trim** all the plants and shrubs to give them a pleasing shape.
- Mow and edge the lawn once a week.** Water regularly. Dead-head the flowers and weed beds. Add fresh mulch. It will improve the impression of your yard.
- Ensure Your pool is well fenced.** Pools are a magnet for small and large children, and if not protected by fencing or a secure gate it could be subject to misuse and possible accidents.
- In the winter,** remove all snow and ice from walks and driveways as falls are common in the winter.
- Use salt sparingly on your icy walks.** It is very damaging to concrete. The newer ice melters are easier on the concrete, and also work at lower temperatures.



EXTERIOR

- Clean, clean, clean!** Wash the exterior of the building and sweep the porch. Wash away stains and mildew with a bleach and water solution. Wash all the windows.
- Clear old lumber and forgotten articles from the crawlspace.** This makes access easier, the crawlspace look cleaner and the house feel more pleasant.
- Touch up paint and trim.** Repaint if your exterior paint job is older than five years. Check current trends in magazines and choose color accordingly. If the porch would benefit from a paint job, paint that too. Consider resurfacing with brick or staining the concrete. Don't forget the front door, make it pop. A little color can be a good thing.
- Repair sidewalks and decks.**
- Extend the downspouts to drain water away from the house.** This reduces the chance of water seepage into the basement.
- Clean the eaves troughs.** This will reduce the chance of the eaves trough leaking onto the sidewalk.
- Clean out exterior drains.** This may help eliminate puddles on sidewalks & driveways and reduce the likelihood of water seeping into basements and garages.
- Check the roof.** Make sure it's clean and there is no build up of moss or leaves. If the roof has pine shakes, inspect it regularly for signs of deterioration. Pine shakes can be prone to premature failure.
- Pick up trash** not only around your house but your neighborhood too.

