



Home Probe, Inc

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GETTING READY FOR A HOME INSPECTION TIPS FOR REALTORS

Buyer's Realtor

- ✓ Encourage buyer to attend (AT LEAST the last hour)
- ✓ Encourage buyer to describe any particular concerns when booking the inspection
- ✓ Call the inspector PRIOR TO the inspection if you have any special concerns
- ✓ CONDOS: Read and highlight any concerns in the Condo Docs and get any and all information regarding any Special Assessments

Seller's Realtor

- ✓ Ensure 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, why not?
- ✓ It's ok either way, but it is easier if the owner is not home
- ✓ Are pets under control?
- ✓ Provide details of any previous major repairs/additions/renovations
 - Completed permits?
 - Transferable warranties
 - Engineering reports
- ✓ CONDOS: arrange access to mechanical rooms, roof; provide previous reports/minutes
- ✓ **A PRE-LISTING INSPECTION REPORT**