



# 5 POINTS

For a successful home  
inspection

+20 Years in  
Business



## The 5 things that will make your inspection easier & more successful.

Our objective is for the buyers to understand everything about the property by the end of the inspection. We offer a fair assessment of the property to enable the buyers to make the right decision. We want the inspection process to go as smoothly as possible without wasting anyone's time. Here are a few steps we take to help you get the most from the inspection process.



## 1. The Set-Up.

Two days before the inspection is to take place, we send the client the contract and our standards of Practice to review. The client is welcome to call us with any questions. We send all brokers involved in the inspection an email confirming the appointment. On more than one occasion, this step has prevented one of the parties showing up at the wrong time, saving time and embarrassment.

## 2. The Frame.

At the beginning of the inspection, we explain to all the parties involved how the inspection will be conducted, what will be covered (and what won't) and how questions will be handled. Our experience has shown us that, knowing in advance what will happen and the process, puts the buyer and seller at ease

### - For the buyer:

The purpose of the inspection is to identify the significant issues with the building. We do not comment on things that are cosmetic in nature. It is visual inspection; we can only report on what we can see. If we identify a significant issue, we may refer you to a specialist for further evaluation. We are generalists: we cannot be expert in everything. We are trained to identify the problems, but not to tell you the best way to fix it nor the costs involved. Please provide any documentation you may have on repairs, renovations etc. to the inspector.

### - For the vendor:

We will be looking around your house, in cupboards and closets, and in all the places you would normally have to access for maintenance. We ask that the closet where the access to the attic is located be cleared of personal belongings to allow clear access to the attic hatch. We also request that any storage in front of the electrical panel and water entry be removed. It is a help if the car is removed from the garage.

Please provide any documentation you may have on repairs, renovations etc. to the inspector at the inspection.

### 3. The Inspection.

The most efficient way to proceed is for the buyers to follow the inspector as s/he conducts the inspection. We have a routine: we start with the exterior, foundation and roof. We then move inside and look at the systems in the basement: plumbing, heating, electrical. Then we proceed to the interior items, such as doors, windows, floors, ceilings etc. We finish off in the attic to look at the roof from the inside and the attic insulation.



For the buyers to get the most out of the inspection, it is best if they are the only ones following the inspector; additional friends and relatives asking questions and offering advice only degrades that experience. Contractors and interior decorators should come at a different time since they only distract the buyers from the important inspection process. We normally do not respond to questions from the vendors or the listing broker unless we are given explicit permission to do so by the buyers.

#### **4. The Review**

We are often asked if we are going to review the inspection with all the parties involved. We will do this if specifically requested by the buyer. However, since the inspection is between the inspector and our client, the buyers, and has already been discussed and explained during the inspection, we normally prefer not to review it with non-client parties.

#### **5. The Report**

Is sent to the buyers via email within a few days. The email contains a link to a downloadable pdf file which can be saved to your computer. Feel free to call us if you have any questions, and keep in mind that telephone consultation will remain free of charge for as long as you own the home.



#### **Office Hours**

Monday to Friday:  
9AM to 5 PM

Saturday-Sunday:  
10AM to 3PM

#### **Call Us**

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#### **Email**

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