



As a Seller, you can greatly assist the home inspection process by taking some time in advance to ensure that all areas of your home are accessible. The inspection is limited to a visual and non-invasive inspection of the accessible systems and components of the home. Kennedy's Home Inspections shall not dismantle, relocate or open up any area of the house. The Inspector will work carefully and will not cause any damage or disruption. You should be ready for the inspection approximately 30 minutes earlier than the scheduled time. Generally, a home inspection takes a minimum of 3 to 4 hours and depends upon several factors including; the size of the building, whether or not there is a septic or WETT inspection included and the overall condition of the home.

Here are some helpful tips to ensure Kennedy's Home Inspections is able to write a complete report and avoid the need for a re-visit:

- 1.** If possible, ensure all utilities are hooked up prior to inspection. This includes the water supply, electricity and heating fuel needed to operate the mechanical systems in the home.
- 2.** Trim back bushes and remove items from the exterior walls and vents of the home.

Please ensure the Inspector has access to the mechanical systems in the home such as;
 - Furnace, Boiler, Geothermal, etc.
 - Water Heater
 - Gas Meter
 - Electrical Panels
 - Water Meter & ValvesIt is helpful to have a good working area, about 3 to 4 feet, around appliances. Please also be certain that pilot lights lit so that the unit can be tested.
- 3.** If possible, please move storage or large items away from the walls of the house, garage and any outbuildings.
- 4.** Please ensure the firebox of any wood burning appliance is empty and that the area surrounding the appliance is free of clutter and easily accessible. If possible, the appliance should not be in use and have cooled.
- 5.** Please make sure the attic hatch is accessible, especially if it is located in a closet. If there are items preventing access to the attic, please remove them prior to the inspection.
- 6.** Tidy up underneath sinks in bathrooms, kitchens and laundry rooms to allow for the plumbing inspection.
- 7.** Many components throughout the house will be tested during the inspection such as;
 - Windows & Doors
 - Electrical Outlets & Light Fixtures
 - Appliances; Kitchen, Laundry, etc.
 - Smoke & C/O DetectorsEnsure these items are accessible and in working order prior to the inspection. If there are any burnt out light bulbs, please replace them. It saves time in determining if a fixture is inoperable or just needs a new bulb.
- 8.** If you have a septic system, please locate and uncover the access hatch.
- 9.** The Inspection process should be completed with the Buyer and their Realtor in attendance. For the safety and comfort of your pets, please ensure that they are crated or removed from the home prior to the Inspection.
- 10.**

A little preparation can ensure a successful home inspection. It's normal for homeowners to feel a bit nervous about having their home inspected but you should take comfort knowing that every home has issues to be addressed, some minor and some major. If there is a particular area of concern or something you wish to disclose, please feel free to leave a note on the kitchen counter. You are always welcome to telephone or email with any questions or concerns.

CALL PAUL KENNEDY TODAY TO BOOK YOUR NEXT INSPECTION!

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