



# Pre-Inspection Checklist

## SHAWN CHESNEY HOME INSPECTIONS – PRE-INSPECTION CHECKLIST

My goal is to provide an efficient and thorough Home Inspection Service. Please review this checklist carefully and ensure you have completed the following:

- o You have read and understand the Inspection Agreement
- o You have printed and signed the Inspection Agreement
- o You have read and understand the Terms and Conditions, the Code of Ethics and the Standards of Practice
- o Access to the property has been arranged and confirmed with all applicable parties: Real Estate Agent/Seller/Builder. Please refer to your Inspection Agreement for more details.
- o All available utilities are turned on and in working order, all pilot lights are lit
- o All rooms and areas are obstruction free and fully accessible. Exterior components such as above and below decks are cleared from snow and other debris etc.
- o Bathrooms and kitchen(s) have been cleaned and items have been stored away from, around and/or under sink/s, bathtub/s, water heaters, furnaces, electrical panel(s), attic(s) and crawl spaces
- o Pet/s are confined or relocated off site during Inspection Service
- o Newly constructed properties have Municipal Occupancy Certificate
- o Property is in livable condition
- o Property is not under construction or any major renovation
- o Remote controls for property components and all keys for the property are made available
- o Any and all exterior obstructions are cleared prior to Inspection to allow access to foundation window wells etc.
- o Recommended attendance during the inspection should be limited to the Real Estate Agent(s) and the Buyer(s) only. Children, family and friends should not attend in order to prevent delays and/or interruptions.
- o The Inspection fee is due on arrival and is payable by cash or cheque made payable to Shawn Chesney. There is a \$50 dollar fee for any items returned.

### **Additional Notes:**

- o Re-Inspection Fee due to any of the above items not being addressed is a minimum charge of \$150 with an hourly rate of \$100 per hour.
- o You must provide 24 hours notice if you need to cancel or reschedule your appointment
- o Due to liability issues, Inspectors are prohibited from the following: moving or clearing any item(s) or obstruction(s), lighting any pilot lights
- o Components unable to be inspected due to any reason may be subject to a re-inspection fee if required. e.g. seller did not remove obstructions from walls or clear debris from any area.