



INSPECTION PREPARATION GUIDE

A practical guide for Calgary home buyers, sellers, homeowners, and new-home purchasers.

PREPARE TODAY. INSPECT WITH CONFIDENCE.

Serving Calgary and surrounding communities

587-737-1990 | info@canadianhomeinspections.ca

QUICK START

Your Inspection Preparation Checklist

Use this one-page checklist first, then review the detailed guidance that applies to your situation.

- ✓ Confirm the property address, inspection date, start time, and access arrangements.
- ✓ Provide access to the electrical panel, furnace, water heater, attic opening, main water shutoff, and under-sink plumbing.
- ✓ Keep utilities active and permanently installed systems ready for normal operation, unless safety concerns require otherwise.
- ✓ Unlock gates, garages, utility rooms, storage rooms, and detached structures included in the inspection.
- ✓ Secure pets and inform occupants, tenants, and representatives about the appointment.
- ✓ Gather disclosures, permits, renovation records, warranties, maintenance information, and any previous reports.
- ✓ Prepare a written list of concerns, unusual conditions, repairs, moisture, odours, or system-performance questions.
- ✓ Clear reasonable access around the exterior, foundation, mechanical equipment, and major interior systems.
- ✓ Plan to attend when possible, especially for the final walkthrough and explanation of significant observations.
- ✓ Review the full digital report and seek qualified specialist advice when further evaluation is recommended.

Ready to schedule your inspection?

Request your preferred date today and let our team help you prepare with confidence.

BOOK YOUR INSPECTION

WHY PREPARATION MATTERS

Better Access. Fewer Limitations. More Useful Information.

A home inspection is most valuable when the inspector can safely and easily access the property systems and components included in the inspection scope.

Blocked electrical panels, locked utility rooms, stored belongings, disconnected appliances, inaccessible attic openings, or inactive utilities can prevent certain areas from being fully evaluated. Preparation helps reduce delays, improves accessibility, and supports a more complete assessment.

This guide is designed for buyers, sellers, homeowners, and new-home purchasers. It explains what to prepare before the appointment, what to expect during the inspection, and how to use the final report to make informed decisions.

Home Buyers

Prepare your questions, review available property information, and attend when possible.

Home Sellers

Improve safe access to the home and reduce avoidable inspection limitations.

New-Home Owners

Bring builder documents, warranty information, and a list of observed concerns.

Property Owners

Use an inspection to better understand maintenance priorities and visible conditions.

Not sure which inspection service you need?

Call us at 587-737-1990 and we will help you identify the right inspection for your property.

CALL 587-737-1990

FOR HOME BUYERS

How to Prepare Before the Inspection

Your preparation begins before the inspector arrives. The right information and access arrangements help you receive clearer explanations and a more useful report.

01 Confirm the Appointment

Verify the address, date, starting time, expected duration, and who will provide access.

02 Review Available Documents

Read disclosures, renovation records, permits, warranties, maintenance records, and previous reports.

03 Prepare Your Questions

Write down concerns about roofing, foundation, plumbing, electrical, heating, moisture, renovations, or visible damage.

04 Plan to Attend

When possible, attend the inspection or final walkthrough to see key findings and ask questions.

05 Dress for the Property

Wear comfortable footwear and dress for exterior weather, unfinished areas, or seasonal conditions.

06 Give the Inspector Space

Questions are welcome, but enough space is needed for focused and safe work.

Buying a home in Calgary?

Know what you are buying before you commit. Book a professional pre-purchase inspection.

BOOK A PRE-PURCHASE INSPECTION

FOR SELLERS AND HOMEOWNERS

Help Us Inspect Every Accessible Area

Inspectors do not move heavy furniture, dismantle finished surfaces, or enter unsafe or inaccessible areas. Prepare access before the appointment wherever practical.

INTERIOR PREPARATION

- ✓ Clear the electrical panel and mechanical equipment.
- ✓ Provide access to the furnace, water heater, and main water shutoff.
- ✓ Clear the areas beneath sinks.
- ✓ Unlock utility, mechanical, storage, and electrical rooms.
- ✓ Make the attic opening safely reachable.
- ✓ Ensure windows, interior doors, and built-in appliances are accessible.

EXTERIOR PREPARATION

- ✓ Unlock gates, garages, sheds, and included detached structures.
- ✓ Clear practical access around visible foundation areas and exterior equipment.
- ✓ Remove avoidable debris from important exterior access points.
- ✓ Provide keys or instructions for garages and outbuildings.
- ✓ Keep vehicles away from inspection areas where practical.
- ✓ Provide safe access to decks, balconies, and exterior mechanical equipment.

Important: Inspectors evaluate visible and accessible conditions. Obstructions, locked areas, unsafe conditions, heavy storage, snow, or permanently finished surfaces may limit the inspection.

SYSTEMS AND SAFETY

Make Sure the Home Can Be Properly Evaluated

Unless safety concerns or other instructions require otherwise, utilities and permanently installed systems should be available for normal operation.

Electricity

Electrical service should be active and the panel accessible. Do not remove the panel cover yourself; the inspector will determine whether it can be safely examined.

Water and Plumbing

Water service should be available so accessible fixtures, drains, toilets, water-heating equipment, and visible components can be checked under normal conditions.

Heating and Cooling

Keep equipment accessible. Systems are operated only when conditions permit and when operation will not risk damage.

Built-In Appliances

Included appliances should be empty, connected, and accessible. This is a general operational check, not a specialized performance test or warranty.

Prepare the People, Pets, and Property

- ✓ Secure pets or arrange for them to be away from the property.
- ✓ Notify tenants, family members, or occupants so required areas remain accessible.
- ✓ Tell the inspector about suspected hazardous materials, unstable stairs, exposed wiring, damaged flooring, or other known hazards.
- ✓ Share alarm codes, parking instructions, lockbox details, and community access requirements in advance.
- ✓ Avoid wet floors, loose cords, unsecured ladders, open excavations, and other preventable hazards.
- ✓ Do not conceal defects or intentionally block areas of concern.

INSPECTION DAY

What to Bring and What to Expect

A well-prepared client can focus on understanding the property rather than solving access or coordination problems during the appointment.

Access Information

Complete address, unit number, parking details, entry arrangements, and contact person.

List of Concerns

Questions about damage, renovations, moisture, sounds, odours, or system performance.

Available Documents

Disclosures, permits, warranties, maintenance information, and previous reports.

Notebook or Device

Take personal notes, while relying on the formal report for documented findings.

Suitable Clothing

Be ready for exterior weather and unfinished or dusty areas.

Key Contact Details

Keep your real-estate representative or property contact information available.

Your Inspection-Day Journey

01 Arrival and Discussion

We confirm the property details, explain the process, and review your specific concerns.

02 Property Assessment

Accessible interior and exterior components are visually assessed within the agreed scope.

03 Final Walkthrough

Significant observations may be explained so you can better understand their meaning.

04 Digital Report

You receive an organized report with relevant photos, observations, and recommendations.

INSPECTION SCOPE

Key Areas Commonly Included

The exact scope depends on the service selected, property type, accessibility, weather, safety conditions, and the inspection agreement.

Roofing

Visible roof coverings, drainage components, and accessible roof-related conditions.

Exterior

Walls, windows, doors, grading, decks, balconies, and visible exterior components.

Structure

Foundation and visible structural components within the inspection scope.

Electrical

Service equipment and accessible distribution components.

Plumbing

Fixtures and visible supply, drainage, and water-heating components.

Heating and Cooling

Accessible installed equipment, subject to conditions and safe operation.

Attic and Insulation

Accessible attic areas, visible insulation, and ventilation conditions.

Interior

Rooms, stairs, floors, walls, ceilings, doors, and windows.

Scope reminder: Specialized environmental, engineering, code-compliance, invasive, destructive, or laboratory testing is not automatically included unless separately arranged.

A clearer understanding starts with the right inspection.

Tell us about the property and we will help you choose the appropriate service.

BOOK YOUR INSPECTION

AVOID DELAYS

Six Common Preparation Mistakes

These avoidable issues may restrict access, interrupt the appointment, or limit what can be evaluated.

01 Blocking the Electrical Panel

Boxes, shelving, or furniture can prevent safe access.

02 Leaving Utility Rooms Locked

Heating, water-heating, plumbing, or electrical equipment may become inaccessible.

03 Forgetting the Attic Opening

Closet contents or shelving beneath the opening may prevent access.

04 Leaving Pets Unsecured

This can create distractions, stress, and safety concerns.

05 Turning Off Utilities

Many systems cannot be checked under normal operating conditions.

06 Arriving Without Questions

A prepared concern list helps focus explanations on what matters most to you.

Prepared properties support more effective inspections.

Download this guide, share it with everyone involved, and confirm access before inspection day.

BOOK YOUR INSPECTION

AFTER THE INSPECTION

Turn Findings Into Informed Action

Your report is designed to help you understand the property, not simply produce a list of defects. Consider the significance, urgency, and recommended next step for each observation.

Read the Entire Report

Do not focus only on photos or summary items. Important context may appear throughout the report.

Separate Urgent From Routine

Safety concerns or active moisture may require prompt attention, while other items may be routine maintenance.

Obtain Specialist Advice

When recommended, consult an appropriately qualified contractor, engineer, electrician, plumber, roofer, HVAC professional, or other specialist.

Ask for Clarification

If an observation is unclear, contact the inspector. Clear explanations are an important part of the service.

Why Clients Choose Canadian Home Inspections

- ✓ Thorough visual assessment of accessible systems and components within the agreed scope.
- ✓ Clear digital reports organized in an easy-to-understand format with relevant photographs.
- ✓ Practical explanations written in plain language with reasonable next-step recommendations.
- ✓ Local knowledge of Calgary-area properties, construction, and demanding seasonal conditions.
- ✓ Convenient scheduling and a streamlined process for requesting an inspection.
- ✓ Client-focused support when you need clarification about report findings.

FREQUENTLY ASKED QUESTIONS

Answers Before You Book

How long does a home inspection take?

Duration depends on the property size, age, type, condition, accessibility, and selected service. We can provide a more specific estimate using the property details.

Should the buyer attend?

Attendance is encouraged when possible, especially for the final walkthrough and explanation of significant observations.

Does the seller need to leave?

A quieter, less crowded property can help the inspection proceed efficiently. The parties should coordinate access based on their transaction arrangements.

What if an area is inaccessible?

The limitation will generally be documented. Depending on its importance, further evaluation may be recommended when access becomes available.

Does the property need to be perfectly clean?

No. Reasonable organization and clear access to systems and important areas are more important than staging.

Does an inspection guarantee nothing will go wrong?

No. A home inspection is a visual assessment of accessible conditions at a particular time. It is not a warranty, insurance policy, engineering analysis, or prediction of future performance.

When will I receive the report?

Confirm the delivery timeline when booking. Your inspector will explain when and how the digital report will be provided.

How do I request an inspection?

Use the website booking option or call 587-737-1990. Submit the property and contact details, and our team will confirm the appointment arrangements.

BOOK WITH CONFIDENCE

Ready for the Next Step?

Whether you are buying, selling, building, or maintaining a property, professional insight can help you move forward with greater confidence.

BOOK YOUR INSPECTION

Call or text 587-737-1990

Email info@canadianhomeinspections.ca

Visit canadianhomeinspections.ca



Scan to visit our website

Inspect Today. Protect Tomorrow.

Serving Calgary and surrounding communities.

Professional note: This guide provides general preparation information. The applicable inspection agreement defines the service scope, limitations, exclusions, and responsibilities for each appointment.