

DIY

Seasonal Inspections

As I venture through neighborhoods, I can't help but notice roof tops and exteriors and my thoughts go to major replacement issues that will arise down the road. The question that arises is, "Does the home owner know when to anticipate these costly repairs, and how can a home inspector help? The answer? Education! Avoid surprises and debt by knowing when major replacements are estimated. Learn valuable steps on how to perform you own seasonal inspections. Set up a budget plan so the money is there when you need it.

I reflect on past home inspections I've performed with the sellers on site. Many times, I'm surprised when they learn about the purpose of certain components after living their home for some time. My client is also delighted to learn how to monitor and maintain these components, and when to replace them.

I receive calls from home owners who didn't get a home inspection and suspect they should have. What next? The home owner has searched online and received advice and directions from well-intentioned neighbors, friends, and family. Sometimes it's information overload, especially for first time home buyers. I usually confirm their concerns or point them in the right direction.

Buyers of newly constructed houses and condos often wonder if they need a home inspection because of Alberta's *New Home Buyer Protection Act* in effect since February 1, 2014. First or final pre-occupancy inspections usually take more time for the home inspector since there's a lot to cover, such as performing thermal imaging, answering warranty questions and concerns, making observations, taking photos. Most importantly is giving a detailed orientation tour of the home describing each of the components attached to the exterior of the house and how they are related to the components on the inside, along

with maintenance instructions and anticipated service life.

Sometimes the inspection is scheduled with the builder's warranty representative, allowing opportunity for clarifications between builder, buyer, and inspector. Items are then written on the builder documents noting deficiencies, backorders, and contractual concerns. In addition, the builder walk through may be the last chance for careful inspection of appliances and to document damages.

It is our goal to close the gap and assist home owners in being aware of their property. If you would like to learn how to perform your own seasonal inspections, consider attending a neighbourhood information session. Sessions will be held in several areas of Edmonton in the upcoming year. Check our website periodically for upcoming sessions, or contact us for updates. <https://associatedinspections.org/>

Disclaimer: Casual seasonal self-inspections are for your own peace of mind and are not intended to replace a professional home inspection as a condition of sale.

Resources

<http://www.homewarranty.alberta.ca/>
http://www.servicealberta.gov.ab.ca/pdf/tipsheets/Home_Renovations.pdf

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