

FAQ

Frequently Asked Inspection Questions

Red Seal Inspection performs comprehensive building inspections, including a detailed written report for homebuyers in Central Alberta. Do you have questions about what exactly your home inspection will entail? Browse a few frequently asked questions on this page. Can't find the information you need? Call us today and we will be happy to answer any questions you may have.

HOW MUCH DOES AN INSPECTION COST?

Our typical fee for a home inspection is \$375-\$525 (mileage included), depending on the size and location of the home. However, some factors will affect this fee. If you are comparing home inspection firms, the fee charged should not be the deciding factor unless the level of service offered is identical. Remember, you are considering a major purchase and your choice of home inspector should be based on getting the best value, not just the best price. Prices include any mileage or travel fees. Some smaller or mobile modular home inspections can be completed for a reduced rate because less time is generally required.

WETT Inspections are typically completed for \$150-250 per inspection depending on location. Travel fees may be applied for this type of inspection.

Both inspections can be bundled together to save you money. We also have a referral program. Finally, you can look for our flyers at various agent locations and ask for us by name to receive a \$25 dollar discount.

WHAT IS INCLUDED IN THE FEE?

- Complete home inspection conducted by an experienced professional, including thermal imaging
- Comprehensive written home inspection report
- Technical support for as long as you own your home
- Added warranty and coverage
- Extensive electrical inspection by a Red Seal endorsed electrician
- Usage of all the latest technology for a thorough inspection
- Maintenance and energy saving advice

WHAT ARE YOUR INSPECTORS' QUALIFICATIONS?

We are certified professional home inspectors licensed, bonded, and insured. In addition, a Red Seal offers services from an electrician and certified electrical safety codes officer. Our inspectors are WETT certified for wood burning appliance inspections and installations. We remain actively involved in

continuing education programs to maintain up-to-date training and qualifications in all areas needed. This is how RedSeal is able to offer the best service possible.

DO YOU OFFER A WARRANTY ON THE HOUSE?

A home inspection is a professional opinion based on less-than-complete information. It's a little like getting a check-up from your doctor: it improves your odds of good health but there is no guarantee or warranty.

Some problems can only be discovered by living in a house—they cannot be discovered during a home inspection. For example, some shower stalls leak when people use the shower but don't leak when you simply turn on the shower. Some roofs and basements only leak when specific weather conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

We do offer limited warranties and coverage for your home at no extra charge. Contact us for more information.

HOW LONG DOES A HOME INSPECTION TAKE?

A typical inspection should take 2 to 4 hours to complete. This can vary, depending on the current condition and size of the home, the accessibility of mechanical systems, and so on. As a courtesy to sellers, we recommend that they be informed of the time frame required for a pre-purchase home inspection.

WHAT DO YOU LOOK AT?

We inspect the major systems of the house. These include the roof, exterior envelope, structure, electrical, heating, cooling, plumbing, insulation, and interior finishes. Our goal is to identify any existing major problems that would affect a typical buyer's decision to purchase.

CAN I FOLLOW ALONG?

Definitely. We encourage you to attend. The inspection is a valuable learning experience for most home buyers.'

DO I HAVE TO TAKE NOTES?

You don't have to take notes during the inspection. We will document everything in a written report. It's much better to follow the inspector through, listening to his comments to make sure you understand. This type of walkthrough is also a great opportunity to ask questions and to clarify anything that confuses you.

CAN I ASK QUESTIONS?

Absolutely! You may want to bring some questions that you have regarding the home. You should also feel free to stop the inspector and ask questions as you go. If the inspector's comments or explanations are not clear, please ask for further explanation.

WHAT SHOULD I WEAR?

You should dress comfortably and be prepared to spend roughly 2 1/2 hours walking through the property with the inspector. You won't have to climb on the roof or go into the attic, so your clothes won't get dirty.

CAN I BRING MY FAMILY?

We recommend that you not bring your family; this is a technical evaluation, and you should focus on the inspector's comments—the fewer distractions, the better.

DO I GET A WRITTEN REPORT? WHEN?

You do receive a written report. It would be unfair to ask you to remember all of the things we cover during a home inspection. The report includes a summary of the condition of the home and details on all the major systems of the home. It is delivered the same day of the inspection. For now, you can take a look at our sample report to get an idea of what you'll receive.

IF IT'S REALLY BAD, WILL YOU TELL US NOT TO BUY THE HOUSE?

No. Our goal is to report on the condition of the house, indicating potential repairs and expenses. Ultimately, whether or not you buy the house is your decision. The home inspection is very important but it is only one piece of the puzzle. Only you know all of the factors at play.

HOW MANY INSPECTORS DO YOU HAVE?

Red Seal Inspection is a private and independently-owned company. We deal with everything firsthand with the greatest of care and pride.

ARE YOU MEMBERS OF A PROFESSIONAL ORGANIZATION?

Red Seal is a proud member of InterNACHI.

HOW MANY DAYS' NOTICE DO I NEED TO GIVE YOU?

Our team of inspectors is ready to serve you quickly. However, when the sale of a home is conditional on the results of a home inspection, we recommend that you allow at least three days to arrange for a home inspection.