

HIABC Inspection Guidelines during COVID-19 Epidemic – updated July 2020 for Phase 3

This protocol is designed to reduce the risk of HIABC home inspectors bringing the Covid-19 into the home or carrying it from one inspection to another. This provides the best possible protection for the occupants of the inspected home and future homes, the home inspector, and the community at large.

This July 2020 version has been updated to reflect changes in Phase 3 of BC's Restart Plan. HIABC recommends you follow this protocol as the minimum requirement for all inspections. In addition to this protocol, it is important that Protective Measures published by BCCDC are followed.

After booking the inspection send the Covid-19 inspection protocol to all parties involved in the home inspection to avoid possible confusion and complications on the day of the inspection.

Buyers

1. HIABC recommends that no one attend during the home inspection.
2. Buyers (clients) are asked to attend at the end of the inspection.
3. Access into the house is now permitted for clients and their realtor for the summary review, provided that is acceptable to the occupants. Please do not bring additional family members and friends. Bring a mask if you wish to enter the house and follow safe distancing practices.
4. Do NOT attend if you feel sick or have, in the last 14 days, been in contact with someone who is sick.

Home Inspectors

1. If the home inspector becomes sick or was in contact with someone who has coronavirus, the inspection should be rescheduled or cancelled.
2. Inspectors should wear personal protection equipment. Minimal PPE would be a mask and shoe covers (or inside shoes that can be sanitized). Gloves may offer a false sense of protection and their use will be decided on by the inspector. Hand sanitizer should be used on entry to the home.
3. Have a plastic bag with you to collect used wipes, gloves and any other disposable items used during the inspection. Take this bag with you and dispose of it at home with other household waste.
4. Sanitize all tools used during the inspection including phone, inside footwear if used, any other items used. Sanitize the key and lockbox.

Sellers' Realtor

1. If, in the last 14 days, any of the occupants of the home were sick or were in contact with someone who has coronavirus or has been in quarantine, HIABC recommends rescheduling the inspection to a later date.
2. Ask the sellers to provide clear and unobstructed access to the heating equipment, water heater, electrical panel, main water shutoff, and attic access hatch. This will ensure the inspector does not handle any of the seller's contents more than necessary.
3. Ask the sellers to raise/open all window coverings so the inspector can open and close the windows as is required by our Scope of Inspection. This limits the items the inspector must handle in the seller's home.

*Anyone who has travelled outside of Canada in the last 14 days should not attend the home inspection. If there has been anyone in the house who has been out of the country in the last 14 days, the inspection should be rescheduled.