



Diamond Home Inspection Protocols during COVID-19 Epidemic

(Adapted from the HIABC Inspection Guidelines)

This protocol is designed to reduce the risk of bringing the virus into the home or carrying it from one inspection to another or to my home. This provides protection for the occupants of the inspected home and future homes, me and my family, as well as the community at large.

1. After booking the inspection, I will 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.
2. My professional association (APHIS) and my insuring organization recommend that no one else attend the inspection. My risk tolerance is: one buyer may attend the inspection, two if necessary and there is no one else in the home. Even with masks and two-meter social distancing practices, if anyone in attendance developed symptoms within 48 hours, this could be considered a medium risk exposure that could trigger the need for 10 days of self-monitoring by all in attendance.
3. To ensure the inspection will be at the lowest possible exposure risk, I will try to determine if, in the last 14 days, the occupants:
 - have been in isolation or quarantine,
 - are sick or have shown any symptoms of sickness,
 - are aware of contact with anyone exposed to the coronavirus.

If the answer to any of these questions is yes, consider this a high exposure risk inspection, even if no one was attending the inspection. I recommend rescheduling high-risk inspections to a more favourable date.

4. If I become sick, the inspection will be rescheduled or cancelled.
5. We will each wear an appropriate mask. Gloves are not recommended as they can create a false sense of protection that can do more harm than good – but if the sellers insist I will comply. Hand washing at the start and during the home inspection will occur with soap and towels that I will bring to the inspection.
6. I will bring and use a plastic bag to collect used wipes, gloves and any other disposable items used during the inspection. I will take this with me and dispose of it.
7. I will deliver the post inspection summary review using email, phone and/or video chat rather than in-person meetings when buyers do not attend. This lowers possible exposure risk.
8. I will sanitize all tools before and after the inspection, including phone, inside footwear if used, any other items used. I will sanitize the key and lockbox.
9. I ask the sellers/occupants to provide clear and unobstructed access to the heating equipment; water heater; electrical panel and attic access hatch. This will ensure the inspector does not handle any of the seller's contents more than necessary.
10. I ask the sellers/occupants to open all doors in the home, raise/open all window coverings. Remove all items from appliances so they are ready to operate. This limits the items the inspector must handle. Those items touched/operated during the inspection will be sanitized.