



THE HOME INSPECTION

WHAT IS COVERED IN A HOME INSPECTION?

A comprehensive inspection includes an examination of the structure from top to bottom including heating, air conditioning, plumbing and electrical systems, as well as the roof, visible insulation, walls, ceilings, floors, windows, doors, foundation and basement. In older homes, the presence of lead paint, aluminum wiring, asbestos and urea formaldehyde foam insulation (or UFFI) should also be investigated. Any home could also have been a methamphetamine lab or marijuana grow operation. Many of these things may affect the appraised value of the home.

Home inspections usually run about three hours. Take the time to join the inspector during the process. Doing so will give you a firsthand opportunity to see any problems for yourself and become much more familiar with your new home in the bargain. You'll also learn a host of maintenance tips on how to keep your property in top shape.

The inspector should provide you with a written report that summarizes the inspection and points out defects and the estimated costs for making any repairs. Don't ask the inspector to evaluate the home's purchase price or general property value. It's not their role to keep up on home prices in the market.

WHY DO I NEED A HOME INSPECTION?

A home inspection *before* you purchase a property gives you the security of knowing what to expect and helps you make an informed decision about the value of the home and the costs of future upkeep. If a major problem is discovered, you can bring it to the seller's attention before waiving any conditions on your offer to purchase. As most REALTORS® will tell you, hiring a home inspector to inspect the property you are interested in purchasing is one of the smartest things you can do.

HOW DO I FIND A HOME INSPECTOR?

The Canadian home and building inspection industry consists mostly of home/property inspectors and public or municipal building code officials. Some 7000 individuals work in this industry.

Try to find an inspector who is a member of a professional home or building inspection association or who is licensed in a building-related field (architects or structural engineers). Your REALTOR® may be able to recommend several to choose from. You may want to avoid inspectors who are also renovators, since their reports may not be objective.

The Canadian Association of Home and Property Inspectors (CAHPI) is a national organization formed to provide consumers across Canada with access to home and property inspection services that conform to a national standard of practice and code of ethics. They have offices in each province.

Consider the following questions with regard to home inspectors and inspections:

- How long have they been working as home inspectors?
- What qualifications do they have?
- What training or education do they have?
- Do they belong to an industry association?
- Can they provide references?
- What does the inspection include?
- Is the inspection strictly visual?
- Can the client accompany the inspector during the inspection?
- Are there re-inspections, if necessary, to inspect repairs?
- Do they also do renovation work?
- Are they working on behalf of a REALTOR®?
- Will a written report be provided?
- When will the report be provided?
- Will they identify current problems as well as those that are imminent?
- Do they have errors and omissions insurance?
- Do they have any disclaimers or limitations as part of their contract?

Visit the Alberta chapter of CAHPI at www.cahpi-alberta.com or CMHC's website at www.cmhc.ca for more information on home inspections.