

Home inspection tips to remember

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Whether a home is old or new, an inspection is recommended before purchasing it.

Following are things to remember to get the most from a home inspector in Canada:

- Choose an inspector who is licensed and qualified. Check the Canadian Association of Home and Property Inspectors (<http://www.cahpi.ca/>) for its regional associations, which can help you find an inspector in your area, or check B.C. and Alberta government websites. Those two provinces are the only ones that currently regulate the profession.
- When choosing your inspector, be sure to ask about experience and professional qualifications.
- A qualified inspector will examine the home's major systems including electrical, plumbing, heating, roofing, foundation, and interior and exteriors.
- The home inspector will not make the buying decision for you. An inspector can provide you with the information you need to help make that decision wisely.
- You will benefit most from your inspection if you can be at the house during the process. The home inspection is the perfect opportunity to become familiar with the house. Do not hesitate to ask questions.
- A good inspector will be glad to take the time to explain proper maintenance and operating procedures for many of the building components.
- Home inspection is a unique discipline requiring special training, knowledge and communication skills that differ substantially from those of other building professions. Non-affiliated home inspectors are generalists with a comprehensive knowledge on many systems. Membership in a CAHPI provincial organization assures that a professional home inspector has demonstrated the ability to meet or exceed the CAHPI [standards of practice](#).

Source: Canadian Association of Home and Property Inspectors