

# How to Hire a Home Inspector

So, you're shopping for a home. You've spent months viewing many properties and have found the perfect place. The only condition left, is that of the home inspection.

Since September 1, 2011, Provincial regulations state that home inspections are to be performed by Alberta licensed home inspectors who have training, certifications, insurance, and bonding. The home inspection is a limited, non-invasive examination of the condition of a home, often in connection with the sale of that home.

- An inspector will perform the examination of the condition of the roof, structure, attic, foundation, insulation, ventilation, heating and cooling, plumbing, electrical, interiors, exteriors, drainage, garage, and safety.
- These are primary areas that, without a trained professional, can go undetected and mean the difference between your dream home and a nightmare.
- After the verbal review of the inspectors' findings, a written report, complete with recommendations, is prepared and delivered to the client in a timely, and agreed upon, manner.

Having the inspection performed a few days before the condition of inspection is due to be signed off, will help you gain as much cost information as possible. *You can use the knowledge gained to make decisions about your pending real estate purchase* and know whether you're buying a house that is turn-key (move in ready), a fixer upper or a money pit.

## **For the first time home buyer; a home inspection should be more than just a deficiency list.**

A whole home orientation will greatly diminish anxieties and mysteries. You will learn about the components of the house and how they relate to each other, inside and out. The internet is a great 'how to' information highway for looking after your home. Even better, have a professional give you a personal tour of your home, while gaining information on *maintenance tips, specific advice, and trade secrets?*

You'll find that everything is fixable. Once you've moved in, you should be able to call on your home inspector to discuss repair suggestions or get clarifications as part of their after care service. For repairs, I recommend getting at least three quotes from qualified & licensed contractors. Visit the Better Business Bureau to gain valuable information and consumer reviews, and for tips on hiring a contractor, visit [www.servicealberta.gov.ab.ca/pdf/tipsheets/Home\\_Renovations.pdf](http://www.servicealberta.gov.ab.ca/pdf/tipsheets/Home_Renovations.pdf)

## **Did You Know?**

*'Neither a home inspector nor a home inspection business shall provide a consumer with an estimate of the cost of any repair or improvement to a dwelling as a result of a home inspection.'* Fair Trading Act. Home Inspection Business Regulations. September 1, 2011.

By Gaylene Patko, CMI, CCT

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To find a Licensed Home Inspector, go to: <http://www.servicealberta.ca/976.cfm>

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