

Consumer Guide to Home Inspections

How to Choose a Home Inspector

By: Brian Daley -
Independent Home Inspector

Hiring an independent home inspector has become commonplace in today's complex real-estate market. Sellers, lenders, and real-estate agents use the service, and purchasers have come to include it in their budget when buying a new, or re-sale home. Bottom line - a comprehensive report from a professional home inspector can save time and money, for the vendor, builder and purchaser.

Choose carefully -

a professional home inspector is often affiliated with either a provincial or national trade association, and their credentials should be from a recognized and accredited home inspection program. While experience in various trades may prove beneficial, home inspectors require more extensive training to professionally represent your best interests. Certified inspectors are trained to look at all aspects of a building system and how one element impacts the other. Do your research, and ask your real estate agent or lawyer for qualified referrals. Ensure the

reputation of the inspector you hire is legitimate, and that he/she are not in a position to benefit from the results of an inspection they performed. It is imperative that you receive a fair and impartial analysis of the property.



The report

you receive is of the utmost importance and the extent of detail in this document will vary by inspector. Some will fill out a few pages, and others will provide a comprehensive on-site evaluation of the structure. New programs and technology have been created to offer a digital reporting system, including photos of all of the detailed findings. This in-depth report is often compiled after the inspection, and completed once all questions and concerns have been addressed. It is designed to help you, and your real-estate agent, make an informed decision about the home purchase. In the case of a new home - a PDI (Pre Delivery Inspection) or Warranty Inspection will accurately record deficiencies for new home warranty claims. The home inspector investigates, reports, and fields all queries - but it is ultimately your decision to purchase the property.

The process

of a home inspection identifies defects in the building system components and usually takes three to four hours. Such defects could have an adverse affect on the health and safety of your family. The inspection also helps you to recognize issues that may result in unexpected costs. It is important to understand that a Home Inspection Report is based on the visual findings of the inspector on the day the inspection was performed. Home Inspectors cannot ascertain defects that are hidden from view, such as those behind drywall or below ground.

Subsequent columns will delve into a more detailed assessment of the home as a building system, the things a home inspector looks for, and how the findings should be reported. Send your comments and questions to: info@bookahomeinspection.com

Our Readers Asked Us . . .

Q . . . We recently had a one-year warranty inspection completed on our home. The inspector found some spots in the garage walls that our builder did not seal completely. Because there is a bedroom over half of the garage, he said the holes could potentially allow carbon monoxide to enter the house. The builder says the open areas are not below the garage and therefore are not required to be sealed. Is this true?

A . . . Regardless of where the living space and the garage intersect, it is always good practice and a safe idea to properly seal these openings. Even though there is an attic above part of your garage, you don't know how well the exterior bedroom wall in the attic is sealed. It's better to be safe than sorry. If your builder won't do it, I suggest you hire someone to seal the openings or do it yourself before you continue to use the garage for cars.

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