



# Making SURE

**Tour a house through the eyes of a home inspector — you'll be surprised**



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**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 resale home. The bottom line is that 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. Either way, their credentials should be from a recognized and accredited home inspection program. While ex-

perience 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 they are not in a position to benefit from the results of an inspection they perform. 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, while 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.

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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 whether to purchase the property or not.

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. Furthermore, acknowledging these defects will help prospective buyers recognize issues that may result in unexpected costs.

Having said that, 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](mailto:info@bookahomeinspection.com).

