

# How to choose home inspector

*For CanWest News Service*

Buying a resale home is one of the most expensive and important decisions you will ever make.

Unlike most other major purchases, when it comes to buying a house, there are no return policies or money-back guarantees.

A professional home inspector can help you find out as much as possible about a home's condition, livability and safety before you sign on the dotted line.

To help you make more informed decisions — and keep unpleasant surprises to a minimum — Canada Mortgage and Housing Corp. has several tips for finding and selecting a qualified home inspector, including:

- Ask friends or family members who have recently purchased a home for a recommendation.

Check association websites, the Yellow Pages and housing trade magazines to find a home inspector in your area who meets national certification standards.

These national standards of competency were developed by the Canadian Association of Home and Property Inspectors (CAHPI). Visit [www.cahpi.ca](http://www.cahpi.ca) to learn more.

- Make sure the home inspector you choose is an experienced, full-time inspector, not a renovator or contractor with an inspection business on the side.

Nationally, the average cost of a pre-purchase home inspection is about \$350.

- Look for inspectors who belong to a provincial association, and who have successfully completed their association's certification process.

- Ask for three references of past customers, and then call to ask them whether they were satisfied with the service they received.

- Choose only home inspectors who are not associated with any other construction or housing trade, and who do not carry out any repairs or improvements themselves.

- Make sure the home inspector does not solicit, receive or give referral fees.

- Ensure that the inspection is carried out during the day, as nighttime inspections may miss vital components of the exterior of the house.

- Find out where you can get more information about the inspector and his or her firm, such as the firm's website address or industry association.

- Ask what you will receive once the inspection is complete, and when you can expect to receive it. A professional home inspector should provide a written report reviewing every major system and component in the home within about 24 hours of completing the inspection.

For details or a copy of the About Your House fact sheet, Hiring a Home Inspector, or other fact sheets, ask CMHC at 1-800-668-2642, or online at [www.cmhc.ca](http://www.cmhc.ca).



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TIMES COLONIST • SATURDAY JULY 8 2006

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