

# Five ways to find a qualified, professional home inspector

3/28/2013 12:10:39 PM

## EXTRACT

There's a lot riding on the home inspection process. Not only is it important to the lender and the homeowner, as what they decide has a lot to do with whether a transaction can be completed, but there are also ongoing costs to consider. After all, if a home has a variety of safety features and is solidly constructed, homeowners are likely to have lower premiums with their rural insurance provider compared to a homeowner's residence that's not as impervious to potential dangers.

## ARTICLE CONTENT

Thanks to record-low mortgage rates and affordable listing prices, many Canadians have done what they always expected to do at some point in their lives - bought a new home. While there are many benefits that come with renting, there are just as many - if not more - related to homeownership, such as privacy, comfort in being able to call a place one's own and buying something that typically gains value over time.

From deciding on what house to buy to assessing what lender has the best rates, there's no shortage of choices and selections prospective homeowners have to make in the home buying process, with each having their own significance. Least among them is finding a good home inspector who has the professional background to be able to determine whether a property is up to code and safe to live in.

There's a lot riding on the home inspection process. Not only is it important to the lender and the homeowner, as what they decide has a lot to do with whether a transaction can be completed, but there are also ongoing costs to consider. After all, if a home has a variety of safety features and is solidly constructed, homeowners are likely to have lower premiums with their rural insurance provider compared to a homeowner's residence that's not as impervious to potential dangers.

### **A home inspector's background matters**

Experience is perhaps the best way to determine how qualified a home inspector is. As such, it's important to ask those who are being considered for certification materials that establishes how long they've been in the business, where they got their education, what courses they've taken and whether they have any special expertise with certain styles of houses, such as colonial or Victorian-era homes.

Not only does education speak volumes as to how reliable and qualified a home inspector is, but so do those who have dealt with them in the past. This makes it a good idea to speak to friends who may have dealt with the same inspector, asking them what they thought of the company or independent contractor. It's also worthwhile to ask the inspector for testimonials, where random customers of theirs can attest to their professionalism and caliber of work.

Something else to weigh when selecting a home inspection company is what the process will involve. There are hundreds of components of a residence that need to be checked before it can be passed off as being in sound condition. Asking the inspector to detail what

---

the process will be like can give homeowners a better understanding of the process and how well-versed they are with their craft.

As a general rule, home inspections last anywhere from three hours to five hours, depending on how large a residence is. Be sure to ask a home inspector how long they think the process will take. This can help homeowners gauge the thoroughness of their inspection.

The report they give will also attest to their inspection. It's recommended that homeowners ask what the inspectors' reports are like. They don't necessarily have to be long to be considered top quality, but they should be detailed and clear, providing the homeowner with all the information they need to know about the overall condition of the home.

## CATEGORIES

Resources

