

### Home Buyers/Sellers



Purchasing a house is a large financial endeavour and an investment in your family's future. A house is more than a place to live or a means of shelter. For most individuals, it is the cornerstone of their life. It's where the family gathers to celebrate, where the children play and grow and where you feel safe and secure. The house is the place where memories are made.

One of the many steps in this major real estate purchase is to have a home inspection on your future home. "Home owners cannot afford surprises. Everything may look fine on the surface, but there may be trouble lurking "A CanNACHI certified home inspector will have the experience and training to provide information that will assist the buyer in making an informed decision. Problems that the seller or the Realtor may not be aware of become the financial responsibility of the buyer - if they are not corrected prior to the final sale of the house."



Currently only British Columbia and Alberta regulate home inspectors. In other Provinces anyone can hang up their shingle and call themselves a home inspector - with no qualifications, training or experience in the field.

So in this era of rapid home sales and multiple purchase offers, how do you find a qualified home inspector? And once you find one, what can you expect from that home inspector?

In fact there are not many places a Canadian National Association of Certified Home Inspectors (CanNACHI) member will not go in a home. Whether you are buying or selling a home, a CanNACHI member will provide a thorough, professional home inspection that will make the transition smoother and ease concerns of both parties.



During a home inspection, the home inspector will concentrate on the condition and structure of your home and point out observed safety concerns. The home inspection is a visual inspection of the house - home inspectors do not do any destructive testing, nor can they inspect what they cannot see.

A Certified Master home inspector should inspect the following items:

- Exterior Home Site
- Building Foundation
- Exterior Home Walls
- Roof Coverings, Flashing's & Gutters
- Roof Support Structure
- Attic
- Basement
- Insulation Quality
- Garage
- Electrical
- Visible Interior and Exterior Plumbing
- Central Air and Heating System
- Interior Condition of the Home

Home Inspectors do not do any destructive testing, nor do they have x-ray vision. Consumers should not expect their reports to include the condition of every nail, wire or pipe in the home. The Home Inspector is primarily concerned with pointing out adverse conditions and/or safety-related concerns, rather than small or cosmetic items, which are considered readily apparent to the buyers.

A home inspection is not a code compliance inspection and a home inspector will not inspect inaccessible areas of the home.

That's Why it is important for the buyer to do their research and hire a Certified Home Inspector that has met stringent qualifications such as CanNACHI Certified Home Inspectors.