

Questions to ask a Home Inspector

1. Is the Inspector a Registered Home Inspector (RHI), or an Associate Member of the Canadian Association of Home and Property Inspectors? Candidates can be at various levels of qualifications; some have not passed written exams. CAHPI sets the standards in the Home Inspection Industry. Call the CAHPI(BC) office to verify membership. 1-800-610-5665.
2. Is the inspection completed to the Standards of Practice established by CAHPI? Any company using these standards, or any others, should be able to supply a copy and discuss them with a client. Not all inspectors claiming to use the CAHPI Standards of Practice are members. Call 1-800-610-5665 for verification.
3. Does the inspector follow the Code of Ethics established by CAHPI? What are some examples?
4. What other relevant background, training or experience does the inspector have?
5. Is the client encouraged to attend the inspection and ask questions?
6. How long will the inspection take? An average inspection takes 2-4 hours.
7. What does the inspection encompass?
8. What type of report is given? When is it given to the client?
9. Is there an inspection agreement signed with the home inspection company? What limitations apply?
10. Does the inspector offer to do any repairs? This might be a conflict of interest.
11. Does the inspector participate in any continuing education programs to keep his/her expertise up to date?
12. Is the company well established? How long have they been in business?
13. How available and convenient is the service?
14. Does the price of the inspection reflect the quality of the inspection, the detail of the report and the qualifications of the Home Inspector?