

# TOP 10 HOME INSPECTION QUESTIONS EVERY BUYER ASKS - ANSWERED



## 01 WHAT IS A HOME INSPECTION, AND WHY IS IT IMPORTANT?

A home inspection is a visual examination of a property's condition, conducted by a professional inspector. It assesses the state of the home's structure, systems, and components, identifying potential issues that may require attention. This process helps buyers make informed decisions.

## 02 WHEN SHOULD I SCHEDULE A HOME INSPECTION DURING THE BUYING PROCESS?

It's advisable to schedule a home inspection after your offer has been accepted but before finalizing the purchase. Including a home inspection contingency in your offer allows you to address any significant findings before committing to the purchase.

## 03 HOW MUCH DOES A HOME INSPECTION COST IN CANADA?

The cost of a home inspection in Canada typically ranges from \$450 to \$700, depending on factors like the property's size, age, and location.

## 04 ARE HOME INSPECTIONS MANDATORY IN CANADA?

Home inspections are not legally required in Canada but are highly recommended. They provide valuable insights into the property's condition, helping buyers avoid unforeseen expenses and make informed decisions.

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## WHAT DOES A STANDARD HOME INSPECTION COVER?

A standard home inspection evaluates: • Exterior condition (roof, siding, foundation) • Structural integrity • Plumbing and electrical systems • Heating, ventilation, and air conditioning (HVAC) systems • Interior components (walls, ceilings, floors) • Attic and basement • Insulation and ventilation This comprehensive assessment helps identify existing or potential issues.

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## CAN I ATTEND THE HOME INSPECTION?

Yes, attending the inspection is encouraged. It allows you to ask questions, gain a better understanding of the property's condition, and receive maintenance tips directly from the inspector.

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## WHAT SHOULD I DO IF THE INSPECTION REVEALS SIGNIFICANT ISSUES?

We recommend you discuss any concerns with your agent and decide together how best to move forward with the information.

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## HOW LONG DOES A HOME INSPECTION TAKE?

A typical home inspection lasts between 2 to 3 hours, depending on the property's size and condition. Larger or older homes may require more time to thoroughly assess all components.

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## WHAT IS THE DIFFERENCE BETWEEN A HOME INSPECTION AND AN APPRAISAL?



A home inspection evaluates the condition of a property, identifying potential issues with systems and structures, while an appraisal determines the property's market value for lenders. Both are important, but serve different purposes.

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## HOW CAN I FIND A QUALIFIED HOME INSPECTOR IN CANADA?

- Look for membership in professional organizations.
- Verify provincial licensing, if required.
- Ask for certifications, sample reports, and references.
- Check reviews and confirm they carry insurance.
- Visit trusted directories to find certified inspectors in your area.