

# 10 Questions to Ask Before You Hire an Inspector



## 1. Do I really need a home inspection?

Since a home is usually the largest purchase you will ever make, it makes sense to learn as much as you can about its condition. A home reduces this risk of surprises later on.

## 2. Is this inspector certified?

Member in good standing with the International Association of Certified Home Inspectors. I have completed training and testing, and follows the national standards for inspecting and code of ethics.

## 3. What does the inspection include?

1600 key points of systems and components and reported during the course of the 2 1/2 - 3 hour inspection. These items are examined for material defects that would significantly affect the value, desirability, or safety of the home. Pictures will be taken of all defects and be included free of charge in your report

## 4. Am I invited to the inspection?

We prefer our clients to be present at the inspection. This gives you another chance to look at the property and ask questions. It also gives the inspector an opportunity to visually point out and discuss any concerns.

## 5. Who does this inspector work for?

Affordable Canadian Home Inspections works for you (the client). This way you will receive accurate and unbiased information for your decision.

## 6. How long has this inspector been inspecting?

Home inspections since 1997  
30 years plus general contracting/home renovation experience  
15 plus years as a real estate investor

## 7. Is this inspector familiar with my area?

Based out of Hamilton, Ontario, but have lived in or have owned properties throughout Southern Ontario and am very familiar with this area and the local city codes

## 8. When will I receive my written report?

I usually state 24 hour turn around, but try and have it to the client that day, sent via email. An on-site report can be provided, but is far less detailed and does not include pictures and descriptions

## 9. Annual inspection / follow-up service?

You don't want an inspector who will disappear once paid. Affordable Canadian Home Inspections will be glad to answer your ongoing questions, and who will be available for an annual or re-inspection if needed.

## 10. How much does the inspection cost?

Condos from \$250, Homes from \$300, Commercial – Call for Quote. You won't find anyone with lower prices with the amount of experience anywhere in Southern Ontario. There are lower priced companies around, but they generally tend to be new to the business with little or no experience.