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Canadian Home Inspection Industry Still in Turmoil: Consumers Beware!

Unfortunately for consumers, the Canadian home inspection industry continues to be largely unregulated. British Columbia is the only province that requires home inspectors to be licensed. In the rest of Canada, anyone can call themselves a home inspector.

Unfortunately, Canadians for Properly Built Homes (CPBH) hears regularly from consumers who are confused about who is qualified to inspect their home, and from consumers who have had a negative experience with a home inspector.

Given the ongoing problems in the new home construction industry, we suggest that all homes, whether resale or newly built, be inspected by a private home inspector before the consumer takes possession.

Some tips for before you hire a home inspector:

- Inquire regarding whether they are qualified to identify building code violations in their report. The clear identification of any building code violations in the home inspector's report is important to many consumers, e.g., for submission to their municipality.
- Obtain a copy of the inspection contract well in advance of the home inspection, and review it carefully before you sign it.
- In reviewing the inspection contract, determine if there is any limit on the home inspector's liability. For example, some home inspectors have a clause in their inspection contract limiting their liability to the value of the fees paid by the homeowner for the home inspection.
- Perform other due diligence, such as asking for references (and checking them out), checking with the Better Business Bureau (BBB) for complaints, etc. before you sign the inspection contract.

To all Canadians: If you agree that home inspectors should be licensed in the rest of Canada, contact your MPP/MLA, and request that he/she make this a priority in your area. Consumer protection in Canada is primarily a provincial responsibility!