

How a Home Inspection Helps You

Whether you're considering buying a particular home, selling your current property – or both – a home inspection can help. A home inspection is an inspection by a qualified professional who takes a close look at every aspect of a home – structure, wiring, plumbing, and more – and identifies issues you may not have noticed yourself.

For example, a home inspection can reveal that a furnace will need to be replaced soon, or that there is a water leak into the basement that needs to be fixed.

You'll definitely want to get a professional home inspection before you buy a particular property. That's why most offers to purchase a home are conditional upon passing a home inspection. (The last thing you want is to buy your dream home only to discover that the wiring needs to be updated!)

You may also want to get a home inspection on your own home before you list it for sale. A certificate from a qualified professional that states that your home passed inspection will make your property more attractive to buyers. Many reputable home inspectors are members of a professional industry association.



In Canada:

- Canada Association of Home & Property Inspectors. (<http://www.cahpi.ca>)
- Professional Home and Property Inspectors of Canada. (<http://www.phpic.ca>)
- National Home Inspectors Certification Council. (<http://www.nationalhomeinspector.org>)

In the U.S.

- American Society of Home Inspectors. (<http://www.ashi.org>)
- National Association of Home Inspectors. (<http://www.nahi.org>)
- American Institute of Inspectors. (<http://www.inspection.org>)

It's important to note that certification or licensing is not a requirement in many jurisdictions. So select a home inspector carefully.