

Before buying a home, hire a home inspector to conduct a thorough check of the structure so you can be made aware of any potential issues. By making the inspection a condition of your purchase, you may be able to renegotiate specific problem issues with a seller.

Home inspections vital to your peace of mind

Making the purchase of your new home conditional to a home inspection is vital to your peace of mind and security.

Licensed inspectors are trained to review all of the major systems of a home so you can have comfort the purchase is what you bargained for.

An advantage of an inspection is that you can be advised of potential costs in the future.

Also, by making the inspection a condition of your purchase, you may also be able to either renegotiate specific problem issues with a seller or, in the alternative, find a way out of potentially disastrous situations.

You should discuss the issue with your real estate professional or lawyer before you start looking for a home to ensure this issue is addressed in any offer to purchase you



present.

If you are negotiating the contract yourself, make sure to discuss the issue with a lawyer before making an offer so that you don't prejudice your rights in any way.

Selecting a home inspector should not be rushed.

If you have a referral from a friend or real estate professional, you might give more weight to that in your decision process but you should still do the necessary due diligence by following these simple steps:

1. Get at least two or three different quotes;
2. Ask for and check references;

3. Ask what will and will not be inspected;

4. Ask the inspector to provide their waiver of liability for your review; and

5. Make sure they will allow you to attend the inspection.

Once the inspection is completed, you will then be presented with an Inspection Report that will outline what has or hasn't been done, the status of the matters that were inspected and a list of potential and actual problems that may need action.

Review the report with your realtor and/or real estate lawyer to determine what your rights are with regards to any issues that it discloses.

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