

A question I am often asked: "As a home inspector, what do you do when inspecting a home or a cottage?" and "How do I find the right Home Inspector?"

Answer:

A home inspection is a visual inspection of the major systems of the house and their components. These include: the electrical, plumbing, heating, cooling, roofing, foundation, structure, interior and exterior of the house. A Home Inspector is a generalist. We report what we see at that particular time. We cannot predict the future performance of the house, as if looking into a crystal ball. We can give you our professional opinion based on what we observe at the time of the inspection.

Buying a home is most likely the single biggest purchase you will make. It is important to be as informed as possible. Think about this. When you buy a toaster, it comes with a book of words, it defines how it functions and what you can reasonably expect the toaster to do. What do you get when you buy a home ? the keys !!

My home inspection package "Home Report" will define and explain the workings of your new or current home. It will hopefully act as a starting point to better understanding and maintaining your home. We are your book of words.

It is not always easy to hear that your home or potential home has problems. Choosing the right inspector can be critical. No one wants a "Money Pit". Your real estate agent or lawyer/notary should be able to provide you with a choice of two or three Home Inspectors. If you are only given one name, do your homework. It is most important that whatever Home Inspector you choose, be a member of one of the provincial organizations of CAHPI (Canadian Association of Home & Property Inspectors) which will require your inspector to meet rigorous professional, ethical and educational requirements. It is the most widely recognized standard of quality for home inspections nationwide. The Home Inspector will not make the buying decision for you. An inspector will provide you with the information you need to help make the decision wisely.

Peter Weeks has been a Chelsea resident for 15 years. As a general contractor since 1988, he has been doing residential home inspections for about one year. He is an associate member of OAHI (Ontario Association of Home Inspectors), CAHPI (Canadian Association of Home & Property

Inspectors) and a member of the BBB. He is a Qualified and Fully Insured Inspector. Forward your question to , Peter at pwhi@sympatico.ca or by phone at 290.3697.