2016 **Alberta Fires**

Quick tips: **Hiring a Home Inspector**

Consumer tips before hiring a home inspector:

- The home inspector's role is to inform you of the physical condition of the home. They identify problems and suggest areas for experts to investigate further. The inspector should walk through the home with you and point out any problems.
- Home inspection businesses must be licensed with the Government of Alberta.
- Obtain the following with the home inspector prior to making a commitment:
  - are they licensed?
  - background information such as their education, training, qualification and experience
  - any conflict of interest, such as being paid for referring clients to contracting firms
  - references
- Prior to beginning the inspection, a home inspection contract must be completed. It must be in writing and conform to legislated requirements. Ensure everything you want inspected is listed in the contract.
- The home inspector is only responsible for inspecting what is listed in the contract. The contract must not state that the liability of the home inspector or business is limited, or state you only have a certain time to make a claim against the home inspector or home inspection business.
- After the inspection, the home inspector must provide you with a written inspection report with information about the condition of all the parts of the home listed in the contract. The report is to be given to you on or before the date stated in the contract.
- The home inspector cannot legally give you an estimate of the cost of any repair or improvement identified by the home inspection.

For more information:

- To determine if a company is licensed, visit Service Alberta's Search for a business, charity or fundraiser online database at: http://www.servicealberta.ca/976.cfm.
- For home inspection business licence requirements, exclusions and legislation, visit Service Alberta's Home Inspection Business License webpage at: http://www.servicealberta.gov.ab.ca/1776.cfm.
- On consumer protection, visit: www.servicealberta.ca or call the Consumer Contact Centre toll free in Alberta at 1-877-427-4088.

Alberta Government

Service Alberta
Consumer Contact Centre
Edmonton: 780-427-4088
Toll-free in Alberta: 1-877-427-4088
www.servicealberta.ca Facebook.com/ConsumerProtectionAlberta