

Another reason that we never, under any circumstances, quote prices on the cost of repairs – **apart from** it being in our corporate policy and emphasized in your training - is what happened to the inspector in the article below. Please take the time to read this and learn from his mistake.

Home inspector must pay \$192,000

Ordered to pay the difference between his estimate and actual repair cost

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[CBC News](#)



This inspection of this North Vancouver house has led to a B.C. Supreme Court decision that could have major implications for home inspectors. (CBC)

The B.C. Supreme Court has ordered a home inspector to pay nearly \$200,000 in compensation to a North Vancouver couple for a faulty home inspection he performed.

The court found that Imre Toth of Aldergrove was negligent because he failed to inspect the entire home, and should have advised the couple to hire a structural engineer before they bought the \$1.1-million house in September 2006.

Toth's estimate of \$20,000 to repair the house was less than one-tenth of the actual cost of \$212,000.

The couple signed an agreement with Toth that limited the inspector's liability to the cost of his service, which was \$450.

But the judge found that Toth did not give the couple sufficient time to read the contract and did not do enough to highlight the clause limiting his liability.

The court ordered Toth to pay the \$192,000 difference between his estimate and the final repair bill.

Another Vancouver-area home inspector not connected to the case said he has never heard of a judgment that big, and hopes it leads to tougher regulations for the inspection industry.

"The average inspector is only there for three hours or less," said Sean Wiens. "I'm of the view, and I don't represent the majority, by far, that a good inspection is a full day."

To review from your training: a home inspector's job is to report on what they saw, how they saw it, what they didn't see, why they didn't see an item, if the inspection was hampered, and who the **client** should consult if there is a problem. For example, "I looked at the gable roof with asphalt shingles from the ground with binoculars- I couldn't see all of the roof because part of it was covered with snow however, there were shingles missing, turning up, and patches - consult a professional roofer".

Your report will protect you and your client if it is used properly. By performing your inspections this way, you are not only protecting yourself, you are doing a good job for your clients.

If you do this, you shouldn't find yourself with your *ass in a sling*, like the inspector in the article.

The moral of this story is:

Do Not quote prices on repairs and Always Refer the appropriate trade for consultation of repairs!

The liability lies with the "last man in"!