OTTAWA HOUSE INSPECTION

Inspection Costs

What home inspections cost: ontario.ca's $350 to $600 range, published Ottawa-area fees for condos, townhouses, detached homes and new-home visits

13 Expert Answers from Inspection IQ

ottawahouseinspection.ca/construction-brain

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Q1

Are inspection fees part of closing costs when buying in Nepean?

The inspection fee is one of the upfront costs you pay when buying a home, and the Financial Consumer Agency of Canada lists it among the expenses to budget for before closing. Ontario.ca puts the published range for a home inspection at $350 to $600, and notes fees may be higher depending on the size and condition of the home.

Whether you think of it as a "closing cost" depends on how you are budgeting. The Financial Consumer Agency of Canada suggests setting aside 1.5% to 4% of the purchase price for closing costs as a whole, and the FCAC names home inspection fees as one example of those upfront costs. When the fee is due is something to confirm with the inspector in the written contract.

Published Ottawa-area inspector pages give a sense of fees by type of home: a condo apartment runs about $350 to $470 plus HST, a townhouse about $400 to $515, and a detached or semi-detached home up to about 2,000 square feet about $450 to $640. Larger homes are priced by size, so ask for a written quote. If you add services such as a sewer camera scope or thermal imaging, the inspector will price those separately, and too few published figures exist to give a reliable range for add-ons.

The federal Office of Consumer Affairs advises getting a written contract before the inspection starts. That contract should set out the items to be inspected, the deadline for receiving the report, and the total cost.

Before you book, ask the inspector to put the scope of the inspection, the report delivery deadline, and the all-in price into the written contract so you know exactly what you are paying for.

Q2

What should a large Rockcliffe Park home inspection cost?

Ontario.ca puts home inspection fees at $350 to $600, and notes they may be higher depending on the size and condition of the home. Published Ottawa-area inspector pages put a detached or semi-detached house up to about 2,000 sq ft at about $450 to $640. Larger homes are priced by size, so for a large house the written quote is the number to rely on.

The fee for a large home depends on its size, its condition, and any add-on services you want included. If you want thermal imaging, a sewer camera scope, or a WETT inspection of a wood-burning fireplace or insert, those are separate items, and too few published figures exist for them to give a range here. Ask for the price of each in writing before you book.

Because no single published figure covers a large home reliably, the right step is to contact more than one inspector and ask each for a written quote based on the square footage and the specific structures on the property. Ontario.ca suggests getting quotes from more than one inspector. The federal Office of Consumer Affairs adds that you should ask whether the inspector carries professional liability insurance and ask about their experience with the type of home you are having inspected.

The limits are the same for a large house as for a small one. Ontario.ca says a home inspection is a visual inspection of major elements and systems, that the roof is examined if the inspector is able and it is safe to do so, and that an inspector cannot see or find everything. The federal Office of Consumer Affairs says the report covers only the areas the inspector can see or has access to, so on a large property ask the seller or agent to make every area accessible.

Ask each inspector which buildings on the lot the quote covers, so the quotes you compare are for the same scope.

Q3

Should HST be added to a condo inspection fee in Vanier?

Published Ottawa-area inspector pages list condo apartment inspections at about $350 to $470 plus HST, so on those pages the tax is added on top of the fee. Whether and how tax applies to a particular quote is something to confirm with the inspector, in writing.

Whether your total lands at the lower or higher end of that range depends on the size of the unit and any add-on services you ask for, such as thermal imaging. The condition of the home and the type of dwelling, in this case a condo, are the factors that shape the base fee; add-ons are priced separately, and too few published figures exist for those to give a reliable range here.

Ontario.ca notes that inspection fees range from $350 to $600 and may be higher depending on size and condition, so the condo range above sits within that broader guidance. Ask the inspector for the all-in figure, tax included, in writing before you agree to anything.

The federal Office of Consumer Affairs advises getting a written contract that spells out the items to be inspected, the deadline for receiving the report, and the total cost before work begins. That written total should include HST so there are no surprises on the day. Ontario.ca also suggests getting quotes from more than one inspector before booking.

Before you sign, ask the inspector to confirm in writing exactly what will be inspected in the unit and in any common areas, when you will receive the report, and the full cost including tax.

Q4

Can an Ottawa inspector bill more than their fee estimate?

Under the Ontario Consumer Protection Act, 2002, if your inspection agreement includes an estimate, the inspector cannot charge you more than 10 per cent above that figure. That rule is section 10 of the Act.

What this means in practice depends on how the agreement is worded. How a particular quote is classified is a question for a lawyer. Either way, the federal Office of Consumer Affairs advises getting a written contract that sets out the items to be inspected, the report deadline, and the total cost before any work begins.

A few things are worth knowing about the contract itself. An agreement booked online may be an internet agreement under the Act, and one signed in person at the property may be a direct agreement, each carrying its own disclosure and cancellation rules. Whether your particular booking falls into either category is a question for a lawyer, not something to assume. On liability-limitation clauses, we found no rule on whether they are enforceable in Ontario; that too is a question for a lawyer.

On what inspectors charge in the Ottawa area, ontario.ca puts the range at $350 to $600, with fees that may go higher depending on the size and condition of the home. Published Ottawa-area inspector pricing suggests roughly $450 to $640 for a detached or semi-detached home up to about 2,000 square feet, and around $350 to $470 plus HST for a condo apartment. Add-on services are priced separately, and for those the Office of Consumer Affairs' advice to get the total cost in writing before work starts is especially useful.

If you want to be matched with local home inspectors, the form on this page sends your request to inspectors listed in the Ottawa Construction Network directory.

Before you confirm a booking, ask the inspector to put the full price, including any add-ons you have discussed, in writing so you know exactly what the 10 per cent cap would apply to.

Q5

What does one PDI visit by a hired inspector cost in Stittsville?

A single new-home PDI or one-year warranty visit is about $450 to $600 on published Ottawa-area inspector pages (2025–26). Stittsville is in the City of Ottawa, and we found nothing that makes its fees different.

What moves the fee within that range is the size of the home, its condition on the day of the walk-through, and whether you add any services beyond the standard visual examination. For a larger detached home, ask for a written quote before you book, because published figures do not cover every size.

A few things worth knowing before you hire someone for a PDI. Tarion requires your builder to do the walk-through with you before handing over the keys; the purpose is to record items that are incomplete, damaged, missing, inaccessible or not operating properly on the builder's PDI Form. You can bring anyone you choose, or send a designate in your place with written authority to sign the PDI Form. Tarion places no restriction on who that person is, so a home inspector you hire privately can attend. The PDI Form itself is not a warranty claim, but Tarion notes it is a useful piece of evidence if you later need a conciliation inspection.

Ontario passed a Home Inspection Act in 2017, but it has not been brought into force, so there is no provincial licence for home inspectors today. Ontario.ca suggests asking whether the inspector has insurance and what training and experience they can show; the federal Office of Consumer Affairs suggests a written contract that lists what will be inspected, the report deadline and the total cost.

The form on this page lets you send a request to home inspectors listed in the Ottawa Construction Network directory.

Book the visit around your PDI date, and tell the builder in writing who is coming with you or going as your designate.

Q6

Is $650 a fair fee for inspecting a Kanata detached house?

Ontario.ca puts the range for a home inspection at $350 to $600, and notes fees may be higher depending on the size and condition of the home. Published Ottawa-area inspector pricing for a detached or semi-detached home up to about 2,000 square feet runs roughly $450 to $640, so the fee you were quoted sits just above both ranges.

Whether it is reasonable for your Kanata house depends on a few things. Size is one factor: above about 2,000 sq ft, the price is set by size and a written quote is the number to rely on. The condition of the home matters too, as does what is included in the fee. If thermal imaging or a sewer camera scope is in the price, ask for it as its own line; we found too few published figures for those add-ons to give a range. If that fee covers only the standard visual inspection of the items ontario.ca lists, that is a higher-than-published figure for a smaller home. If it includes add-on services, ask the inspector to break out what each part covers.

The Office of Consumer Affairs suggests getting a written contract before work starts that spells out the items to be inspected, the report deadline, and the total cost. Asking for a sample report before you book also lets you see how the inspector documents findings. Ontario.ca recommends getting quotes from more than one inspector, which is the straightforward way to judge whether a fee is in line for your specific house.

If you want to compare quotes from inspectors listed in the Ottawa Construction Network directory, the request form on this page sends your details to local inspectors who can reply with their pricing.

Before you decide, ask the inspector to confirm in writing exactly what the fee includes, so you know whether you are comparing the same scope of work across quotes.

Q7

Do Ottawa inspection fees change with the size of the house?

Yes, size is one of the factors that moves the fee. Ontario.ca puts the range at $350 to $600, noting fees may be higher depending on the size and condition of the home.

Published Ottawa-area inspector pricing gives a clearer picture of how size plays out in practice. A condo apartment is about $350 to $470 plus HST. A townhouse runs roughly $400 to $515. A detached or semi-detached home up to about 2,000 square feet comes in around $450 to $640. Once a home is larger than that, inspectors price by size, so the only reliable number is a written quote for that specific property.

A few other things affect where a fee lands within those ranges. The condition of the home and the type of home both appear in the published ranges and in ontario.ca's wording. Add-on services, such as a sewer camera scope or thermal imaging, are priced separately, and too few published figures exist for those to give a useful range here. Ask the inspector what each add-on costs and get it in writing before you book.

The Office of Consumer Affairs suggests asking for a written contract that sets out the items to be inspected, the report deadline, and the total cost before any work begins. That written quote is the number that counts, not the range on any website.

Give each inspector the size and type of your home when you ask for a quote, so the fees you compare are for the same job.

Q8

Townhouse inspection fees in Barrhaven: what range is fair?

Published Ottawa-area inspector pricing for a townhouse runs from about $400 to $515, and ontario.ca puts the broader range for home inspections at $350 to $600, noting fees may be higher depending on the size and condition of the home.

Where your townhouse falls in that spread depends on a few things: its square footage, its condition, and whether you want any add-on services beyond the standard visual inspection. If you ask about thermal imaging or a sewer scope, those are priced separately; too few published figures exist for those add-ons to give you a reliable number, so ask for the price in writing before you commit.

The only way to know whether a specific quote is fair is to get more than one. Ontario.ca and the federal Office of Consumer Affairs both suggest getting quotes from more than one inspector and asking for a written contract

before work starts. That contract should spell out what will be examined, when the report is due, and the total cost. The Office of Consumer Affairs also suggests asking for a sample report so you can see what you are actually getting for the fee.

One thing worth knowing: Ontario passed a Home Inspection Act in 2017, but it has not been brought into force, so there is no provincial licence today and no regulated fee schedule. Each inspector sets their own fee. Asking what the fee includes, and getting it in writing, is the practical check.

Local inspectors listed in the Ottawa Construction Network directory reply by email to requests sent from this page.

Before you book, ask each inspector for a written quote that names every service included in the fee and confirms the report will be delivered in writing.

Q9

Condo apartment inspection fee in Centretown: what range is fair?

Published Ottawa-area inspector pricing puts a condo apartment inspection at roughly $350 to $470 plus HST. Ontario.ca's broader guidance says home inspection fees range from $350 to $600 and may be higher depending on the size and condition of the home, so a condo apartment sits toward the lower end of that range.

What moves the number within that band is the size of the unit, its condition, and whether you add any services beyond the standard visual inspection. Ask about add-ons such as thermal imaging before you book, and get each one as its own written line.

For a condo, the inspection covers the unit itself: the federal Office of Consumer Affairs describes a home inspection as a non-invasive, visual evaluation of all main systems and components. Ontario.ca adds that an inspector will also look at common areas in a condominium, though what they can examine in shared spaces depends on what is accessible on the day. The inspection is not a pass or fail test and does not assess whether the building meets zoning or building codes.

Before you book, the federal Office of Consumer Affairs suggests asking for a written contract that sets out the items to be inspected, the report deadline, and the total cost. Ontario.ca also suggests asking to see a copy of the report the inspector uses and whether they have experience with the type of home you are considering.

A request form on this page connects you with local home inspectors listed in the Ottawa Construction Network directory.

When you contact an inspector, ask them to confirm the total fee for your specific unit size in writing before you agree to anything.

Q10

Why would an Orleans inspection fee land above ontario.ca's range?

Because ontario.ca's range has a stated top end that can be passed. Ontario.ca puts home inspection fees at $350 to $600, and says they "may be higher, depending on the size and condition of the home."

The factors that move a fee are the size of the home, its condition, the type of home, and any add-on service you ask for. Published Ottawa-area inspector pages put a detached or semi-detached house up to about 2,000 sq ft at about $450 to $640, which already crosses $600 at the top. For larger homes the price is set by size, so the written quote is the number to rely on. Add-ons such as thermal imaging or a sewer camera scope are priced by each inspector, and we found too few published figures to show a range for them.

Those factors apply to a house anywhere in the City of Ottawa; we found nothing that makes Orleans different.

To understand a quote above the range:

- Ask the inspector what size and type of home the fee is based on.
- Ask which add-ons are in the total, and which are optional.
- Get quotes from more than one inspector, as ontario.ca suggests, so you can compare like with like.

If the agreement includes an estimate, Ontario's Consumer Protection Act, 2002 says the final charge cannot exceed it by more than 10 per cent. The Financial Consumer Agency of Canada counts inspection fees among the upfront costs of buying a home.
Ask the inspector to break the quoted fee into the base inspection and each add-on, in writing.

Q11

Does a pre-listing inspection cost the same as a buyer's in Westboro?

The fee for a pre-listing inspection and a buyer's inspection are based on the same factors: the size of the home, its condition, and the type of home. Ontario.ca puts the range at $350 to $600, and may be higher depending on size and condition. Published Ottawa-area inspector pages put a detached or semi-detached home up to about 2,000 sq ft at about $450 to $640, and a townhouse at about $400 to $515. Neither range changes because the person paying is the seller rather than the buyer.

What can shift the number is what you ask the inspector to include. If you want add-on services, the fee goes up regardless of whether you are selling or buying. The written quote you receive before signing is what matters, not the label on the inspection.

One thing worth knowing about a pre-listing report: the Office of Consumer Affairs says "some sellers do this to share with prospective buyers and speed up the selling process", and ontario.ca says an inspection can help a seller determine the value of their home. Ontario.ca also says that although seeing a current inspection report can be helpful, buyers should have their own home inspection done too. Whether and how you share your report is a question for your listing agent or lawyer.

Before you book, ask the inspector for a written quote that lists every service included and the total cost, so you know exactly what you are paying for and what the report will cover.

The request form on this page goes out to local Ottawa home inspectors listed in the Ottawa Construction Network directory, if you want to hear from inspectors who work in the Westboro area.

Q12

How much is a do-it-yourself radon test kit in Ottawa?

Ottawa Public Health puts do-it-yourself long-term radon test kits at $29 to $170.

Health Canada recommends that every home be tested, no matter where it is located, the type of building, or whether it already has a mitigation system. Its testing guide sets out how a kit has to be used for the result to count:

- The minimum test length is 91 days for a valid estimate, with at least 91 days of the test during the heating season.
- The device goes in a normal occupancy area of the lowest lived-in level, meaning a space someone spends more than 4 hours a day in.
- Health Canada strongly recommends testing only with devices that appear on the C-NRPP list.
- Residents should not alter their lifestyle during a long-term test, and results can vary by up to plus or minus 25%.
- Short-term measurements are not appropriate for informing mitigation decisions.

Health Canada's guideline is to take corrective action if the average annual radon level exceeds 200 Bq/m³ in the normal occupancy area, and it says individuals mitigate within 1 year for levels higher than 200 Bq/m³. For corrective work it points to a C-NRPP certified radon mitigation professional; radon testing and mitigation as services are covered on ottawaabatement.com.
Ottawa Public Health also says radon concentrations vary a great deal within the City of Ottawa, making it difficult to predict radon levels in any one home, which is why the test is done house by house.

If you are buying, the timing matters: a valid result takes at least 91 days. How that fits your offer is a question for your agent or lawyer.

When you buy a kit, check that the device is on the C-NRPP list before you open it.

Q13

How much does a pre-purchase home inspection cost in Ottawa?

Ontario.ca puts home inspection fees at $350 to $600, and says they may be higher depending on the size and condition of the home. Published Ottawa-area inspector price pages for 2025 and 2026 break that down by type of home.

Published ranges by type of home

- Condo apartment: about $350 to $470 plus HST
- Townhouse: about $400 to $515
- Detached or semi-detached up to about 2,000 sq ft: about $450 to $640
- Larger homes: priced by size, so ask each inspector for a written quote

These are published ranges, not a survey, and each inspector sets their own fee. What the fee depends on for your purchase is the size of the home, its condition, the type of home, and any add-on service you ask for.
Add-ons are where quotes drift apart. We found too few published prices for a sewer camera scope, thermal imaging or a professional radon test to show a range, so ask for each one as its own written line. If you plan to run a long-term radon test yourself, Ottawa Public Health puts do-it-yourself kits at $29 to $170.

The federal Office of Consumer Affairs suggests a written contract before the work starts that lists the items to be inspected, the report deadline and the total cost. If that contract includes an estimate, Ontario's Consumer Protection Act, 2002 says the supplier cannot charge more than 10 per cent above it. The Financial Consumer Agency of Canada counts inspection fees among the upfront costs of buying, and suggests budgeting 1.5% to 4% of the purchase price for closing costs together.

Ontario.ca also suggests getting quotes from more than one inspector and asking to see a copy of the report each one uses, so you can compare what the fee buys as well as the fee itself.

When you compare two quotes, ask each inspector to list in writing what the fee includes and what would cost extra.

Disclaimer: This guide is provided for informational purposes only by Ottawa House Inspection. It does not constitute professional or legal advice. A home inspection is a visual inspection with limits: it is not a pass or fail test, does not assess zoning or building codes and comes with no warranty (ontario.ca). Ask your agent or lawyer about offers and conditions, and Tarion about new-home warranties. Information is current as of November 8, 2026 and may change. Visit **ottawahouseinspection.ca** for the latest answers.