OTTAWA HOUSE INSPECTION

Offers & Conditions

Home inspections in an offer: inspection conditions, competing offers, attending the inspection and the buyer's options after the report

4 Expert Answers from Inspection IQ

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Q1

Does the seller's property information statement replace an inspection in Ontario?

No, the seller's property information statement does not replace a home inspection. The two serve different purposes, and RECO, which regulates real estate agents and brokerages in Ontario, calls a home inspection one of the most common conditions in an offer to purchase a property.

RECO notes that a seller completing the statement may not be aware of property defects, and that the information it contains is based only on their personal knowledge.

A home inspection, as ontario.ca describes it, is an on-site, in-person visual examination of a home's condition and structure. An inspector looks at the foundation, roof, exterior walls, attic, plumbing and electrical systems where visible, heating and air conditioning, ceilings, walls, floors, insulation where visible, ventilation, and drainage away from the building, among other items. That is a different kind of information from a seller's written answers to a questionnaire.

There are things neither document can tell you. Ontario.ca is direct that a home inspection is not a pass or fail test, does not assess whether a home meets zoning or building codes, and does not come with a warranty or guarantee on the home's condition. An inspector also cannot see or find everything; mould is one example ontario.ca gives, and a snow-covered roof is another. So the statement and the inspection each have gaps, and they are different gaps.

RECO's advice to buyers is to make an offer conditional on a home inspection where possible, and to think carefully before waiving that condition even when there are competing offers. Foregoing an inspection, RECO says, is a significant risk that a buyer needs to carefully consider.

After an inspection, ontario.ca lists the options open to a buyer: ask the seller to make certain repairs, accept a defect and deal with its consequences, ask for a price adjustment, or not buy the home. How any of those plays out in a specific transaction is a question for your agent or lawyer, who can explain what your signed offer actually allows you to do.

Q2

Should I attend the home inspection on a Kanata house?

Yes, attend. Ontario.ca says directly: "If you're the homebuyer, make sure you're there for the inspection."

Being present lets you see conditions as the inspector notes them, ask questions on the spot, and understand what the report will describe before you read it later. The report will normally show the condition of every major system and component, areas that are unsafe or need repair, anything not working properly, and evidence of past problems. Seeing those things in person, rather than reading about them cold, puts you in a much better position to decide what questions to ask your agent or lawyer afterward.

A few things worth keeping in mind for the day:

- The inspector examines what is visible and accessible. The federal Office of Consumer Affairs notes that a report is limited to areas the inspector can see or has access to, so it helps to make sure the seller or agent has made all areas of the house open before the inspection starts.
- The inspector will not give you repair cost estimates during the inspection or in the report. Written quotes from the trades who would do the work are where those numbers come from.

If someone else goes in your place, you lose the chance to ask questions as things come up and to see conditions with your own eyes before you talk to your agent about repairs or price.
When you book, tell the inspector you plan to be there and ask how long to set aside, so you can walk through the house with them.

Q3

Can I renegotiate the price after the inspection in Barrhaven?

After an inspection, ontario.ca lists four options a buyer has: ask the seller to make certain repairs, accept a defect and deal with its consequences, ask for a price adjustment, or not buy the home. A price adjustment is one of those options, but whether a seller agrees to anything is a negotiation between the two parties, and the outcome is not something any source predicts.

What shapes that conversation is the inspection report itself. Ontario.ca describes what a report will normally show: the condition of every major system and component, areas that are unsafe or need repair or replacement, anything not working properly, and evidence of past problems. A report that clearly documents a finding gives you something concrete to bring to your agent. What you do with it, and how the other side responds, is a question for your agent or lawyer, not for this site.

One limit worth keeping in mind: ontario.ca says an inspector does not provide warranties or guarantees on a home's condition. The federal Office of Consumer Affairs adds that an inspector should not give estimates of repair or renovation costs, either during the inspection or in the report. Written quotes from the trades who would do the

work are what support a price conversation, not a number from the inspector.

RECO, which regulates real estate agents and brokerages, notes that a home inspection is one of the most common conditions in an offer to purchase. If your offer includes an inspection condition, your agent can walk you through what your options are once you have the report in hand. How to word a condition, what a condition period covers, and what happens to a deposit are legal questions for your agent or lawyer.

If you still need to book an inspector for a Barrhaven purchase, the request form on this page sends your details to local Ottawa home inspectors listed in the Ottawa Construction Network directory.

Q4

What can I ask the seller after a bad inspection in Orleans?

Ontario.ca lists four options for a buyer after a home inspection: ask the seller to make certain repairs, accept a defect and deal with its consequences, ask for a price adjustment, or not buy the home. Which of those your offer allows, and how to ask, are questions for your real estate agent or lawyer.

What the inspection gives you is the report. Ontario.ca says it will normally show the condition of every major system and component, any areas that are unsafe or need repair or replacement now or in the near future, anything not working properly, and any evidence of past problems. The federal Office of Consumer Affairs says a home inspector should not give you estimates of repair or renovation costs, either during the inspection or in the report, so prices for any item come from written quotes by the trades who would do the work.

A few facts shape that conversation:

- Whether your offer has an inspection condition, and how it is worded, is a question for your agent or lawyer. RECO calls a home inspection one of the most common conditions in an offer to purchase.
- If there is a Seller Property Information Statement, RECO notes the information in it is based only on the seller's personal knowledge, and the seller may not be aware of property defects.
- Some findings need a different professional before anyone knows more. For knob-and-tube wiring, the Electrical Safety Authority recommends an assessment by a Licensed Electrical Contractor. For a material that may contain asbestos, Health Canada says only a professional test confirms it.
- Ontario.ca reminds buyers that an inspection is not a pass or fail test and does not assess whether a home meets zoning or building codes.

Ontario.ca also says that if you are the buyer, you should make sure you are there for the inspection, which is the best time to ask the inspector what a finding in the report describes.
Ask your agent or lawyer what your condition allows before you put any request to the seller in Orleans.

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.