



# First-Time Homebuyer's Guide to the Home Inspection Process

A practical walkthrough of selecting an inspector, booking, inspection day, and what happens next.

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## Introduction

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Buying your first home is an exciting milestone, but it can also come with a lot of unknowns. A home inspection is an important part of the process, helping you better understand the condition of the home so you can make informed decisions.

This guide is designed to walk first-time homebuyers through the home inspection portion of their purchase — from choosing an inspector, to inspection day, to understanding next steps and long-term ownership. It's about gaining clarity on the home being inspected — because no home is perfect — and moving forward with confidence.

The approach outlined in this guide reflects how inspections are typically conducted by Examina Inspections and is intended as an educational resource for first-time buyers.

## Selecting a Home Inspector

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### Start with licensing in British Columbia

In BC, home inspectors must be licensed. This is a legislated requirement and should always be the starting point when selecting an inspector. Licensing confirms that the inspector has met minimum education and insurance requirements and is accountable to provincial standards.

### Report quality matters

As a first-time buyer, you may not have a lot of extra financial flexibility, so the inspection report needs to provide real value. A quality report should clearly explain what was found, why it matters, and what it could mean for you as a homeowner.

No home is perfect. The purpose of the inspection is to help you move forward with your eyes wide open, understanding which items are part of normal maintenance and which may require more immediate attention to avoid surprises later.

### Local experience adds important context

Homes on the Sunshine Coast come with unique considerations, including coastal moisture, groundwater conditions, older building styles, and varied construction practices. Inspectors who work regularly in the area are more likely to recognize local patterns and common issues and explain findings within the proper context.

### The right tools for the job

A home inspection is a visual, non-invasive assessment, but the quality of that assessment is influenced by the tools an inspector uses. Modern homes — and especially homes on the Sunshine Coast — can have concealed conditions that aren't always visible to the naked eye.

Tools such as moisture meters, thermal imaging cameras, remote cameras or crawlers, and in some cases drones, can help inspectors gather additional information and better understand what may be

happening in hard-to-access or hidden areas of the home.

While tools don't replace experience or professional judgment, they can support clearer explanations and more informed discussions about the home being inspected. When selecting an inspector, it's reasonable to ask what tools they use and how those tools support the inspection process.

### Don't choose based on price alone

While it's common to request quotes, it's important to remember that not all inspections are equal. Before booking, take time to review sample reports, read reviews, and ensure the inspector communicates in a way you understand.

### Ask about support after the inspection

Questions don't always stop on inspection day. An inspector who offers post-inspection support can provide peace of mind, especially during the gap between inspection and possession or after you've had time to review the report in detail.

## Booking the Inspection

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### Timing is important

Ideally, inspections are booked after financing has been approved and as early as possible within the subject period. This allows time for follow-up if further investigation is needed.

It's also important to remember that subject removal timelines are based on business days. Booking an inspection late on a Friday for a Monday subject removal can create unnecessary stress, especially if trades or specialists need to be consulted.

### Plan to attend the walkthrough

You don't need to attend the inspection itself. During this time, the inspector's focus is on evaluating the home, and being present can be distracting.

What is important is attending the walkthrough or review at the end of the inspection. This is when findings are summarized, explained, and put into context.

### Keep the walkthrough focused

A lot of information is shared during the walkthrough, often in a relatively short period of time. To get the most value from this discussion, it helps to minimize distractions.

If possible, avoid bringing children or extended family. While well-intentioned, additional people can shift focus away from what's most important to you and make it harder to absorb key information.

### Communicating with your inspector

If you're comfortable, connecting directly with your inspector before the inspection can be helpful. Your inspector will still coordinate access through your realtor, but direct communication allows you to ask questions, share concerns, and get a sense of communication style before inspection day.

## Know what's included

Before the inspection, make sure you understand what is and isn't included. Some buyers assume appliances, outbuildings, or specific evaluations are part of every inspection. If something is important to you, ask about it in advance so expectations are clear.

## Inspection Day & Understanding the Findings

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### Important Perspective

Most things in a home are fixable — it's usually a matter of time and money. The purpose of the inspection is to provide clarity about the home being inspected, not expecting it to be perfect.

### How findings are presented

Inspection reports are organized by the systems of the home, such as the exterior, roof, structure, interior, and major systems. Within each section, findings are prioritized into three levels to provide context and relative importance.

This structure helps buyers understand the condition of the home without treating every issue as equal.

### Understanding priorities

Findings are prioritized based on urgency, safety considerations, and potential impact if left unaddressed. Inspectors are not emotionally invested in the purchase, which allows them to focus on practical considerations rather than personal preferences.

It's important to consider the findings as a whole rather than dwelling on any single item during the walkthrough.

### The walkthrough process

During the walkthrough, the inspector will review the exterior, interior, home systems, and any deficiencies identified during the inspection. Everything discussed is documented in the report and supported with photographs, so there's no need to take notes.

You're encouraged to ask questions during the walkthrough if something isn't clear. If questions come up later, that's normal too.

## Understanding Next Steps & Roles

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### Your realtor's role

At this stage, your realtor plays an important role in helping you understand how the inspection findings fit into the broader purchase process. They are familiar with the timeline, conditions of the offer, and overall transaction, and can help you consider appropriate next steps based on your goals.

and circumstances.

Because every purchase is different, your realtor is best positioned to help you determine how the inspection information may influence your decisions moving forward.

### Your inspector's role

Your inspector remains available to help clarify information in the report, explain how specific findings may impact the home, and provide context around urgency, safety, and ongoing maintenance.

The inspector's role is to support understanding and education. They provide objective information about the home, allowing buyers to make decisions with confidence.

### Repair pricing and independence

Home inspectors are not insured to provide repair estimates and should not quote on costs. Repair pricing can vary widely depending on scope of work, site conditions, materials, and contractor availability. For accurate pricing, qualified trades or contractors are the appropriate professionals to consult.

Inspectors also do not perform repairs. This separation is intentional and helps avoid conflicts of interest, ensuring the inspection remains objective and unbiased.

## Support & Long-Term Ownership

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### A shared learning experience

The inspection process is a learning experience for everyone involved — the buyer, the realtor, and the inspector. Each home is different, and every inspection builds shared understanding of how homes function, what to watch for, and how to maintain them over time.

For first-time buyers especially, this knowledge continues to add value long after the purchase is complete.

### Post-inspection support

After the inspection, support continues in the form of post-inspection clarification and guidance. As you review the report — or even as you move into or take possession of the home — questions often come up. Your inspector remains available to help explain the findings, provide additional context, and ensure you have a clear understanding of the home and the conditions observed at the time of inspection.

This support is focused on helping you understand the information provided in the report so you can move forward with confidence.

### Using the report as a reference

Inspection reports are designed to be more than a one-time document. With clear explanations and photographs, they often become a long-term reference during the remainder of the transaction and

after possession.

Many homeowners revisit their report when planning maintenance, prioritizing improvements, or better understanding how different systems in the home function.

### Protecting your investment

Understanding what to look for and how to properly maintain a home is one of the best ways to protect your investment. The inspection process provides a foundation of knowledge that helps buyers recognize early warning signs, plan maintenance, and make informed decisions over time.

The goal is confidence through clarity — not finding a perfect home, but understanding the one you're buying.

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“A home inspection isn't about finding faults. It's about learning, understanding, and setting realistic expectations — so buyers can move forward with confidence.”

— Brent Peppiatt, Owner & Principal Inspector

### ABOUT EXAMINA INSPECTIONS

Examina Inspections is a Sunshine Coast-based home inspection company focused on providing clear, objective information to support informed homeownership decisions. Our inspections emphasize education, context, and long-term understanding of the homes we inspect.