

# Industry Backgrounder: Home Inspection in BC

---

## Overview

Consumer Protection BC became responsible for licensing home inspectors and administering the [Home Inspector Licensing Regulation](#) on April 1, 2009, when BC became the first province in Canada to regulate the sector.

## Home inspection law in BC

BC's home inspection law is in place to protect consumers who are likely making the largest purchase of their lives. Home inspectors must be licensed, include certain information in their contracts and post-inspection reports, hold at least \$1 million in both professional and comprehensive liability insurance and keep detailed records (including copies of contracts and post-inspection reports) for at least two years.

## Home inspection by the numbers

	2022	2023	2024
Consumer inquiries <sup>1</sup>	61	42	29
Licenses issued and renewed	477	489	514
Compliance inspections	24	0	0
Investigations closed	6	37	1

## Business obligations

By law, home inspectors:

- Are required to hold both professional and comprehensive liability insurance.
- Must include specific information in their contracts and post-inspection reports, including details about what will be covered in the home inspection, such as whether the inspection will look for mould or asbestos.
- Cannot exclude a garage or a carport in the inspection, regardless of whether they are attached to the home or not.
- Cannot have a conflict of interest in relation to a home inspection that results in a material gain to the inspector.

---

<sup>1</sup>Volumes are based on each unique contact point logged by our tracking system, not on combined interactions with consumers on certain issues. Not all inquiries handled were within our mandate.

## Consumer rights

By law, consumers:

- Have the right to control who sees the contents of a home inspection report. The only time a home inspector is allowed to share a home inspection report is if the consumer gave permission; and/or if it is required by law or if there is a serious health or safety risk.
- May ask to see the wallet-sized licence issued by Consumer Protection BC to home inspectors before signing a contract for a home inspection.
- Have the right to an inspection where the inspector does not have a conflict of interest which would allow the inspector to receive material gain.

## Consumer tips

1. **Understand what is involved.** A home inspection is a visual inspection and there are limitations to what an inspector can physically see. Read your contract carefully because home inspectors have to tell you what will be included in the inspection and if invasive tactics will be used.
2. **Check licensing status.** Visit our website to [check a home inspector's licence](#).
3. **Get a copy of your post-inspection report.** By law, home inspectors must give you a copy of your inspection report on or before the date specified in your contract. The report also must be in writing and include certain information (including items the inspector believes you should get expert advice about).

## Enforcement actions

To maintain the integrity of our investigative processes, we do not share detailed information about open files. Visit the [Enforcement Actions section of our website](#) to explore our recent licensing and enforcement actions.

## For more information

Explore [www.consumerprotectionbc.ca](http://www.consumerprotectionbc.ca) for more information for both consumers and regulated businesses. Additional statistical information is also available in our [Annual Reports](#). We also share information and consumer tips on [Facebook](#), [Instagram](#), [YouTube](#) and in [our blog](#).