

Home Inspector

Check a house from roof to basement before someone buys it. Short training, mostly self-employed, licensed only in BC and Alberta.

TYPICAL PAY

\$80,000

a year, full time

PAY RANGE

\$51k to \$114k

starting to experienced

TIME TO QUALIFY

1 to 3 years

after high school

DEMAND

Moderate

job outlook

LICENCE NEEDED

No

anyone can do it

WHERE YOU WORK

Homes for sale, condos, your own vehicle and home office

How you get there

- 1 High school diploma** Grade 12
Grade 12. A construction background helps more than marks.
- 2 Learn buildings** 1 to 5 years, optional but valuable
Most successful inspectors first spend years in a trade, in construction, or in a technology diploma. Buyers trust someone who has built or repaired houses.
- 3 Home inspection course** A few months
College certificate programs, for example at NAIT and SAIT (the Northern and Southern Alberta Institutes of Technology), or private schools. Covers structure, roofing, electrical, plumbing, heating and report writing.
- 4 Licence or designation** Months to 2 years
A provincial licence in BC or Alberta. Elsewhere, a voluntary designation such as RHI (Registered Home Inspector) through CAHPI (the Canadian Association of Home and Property Inspectors), which needs a national exam, mentoring and a review of your reports.
- 5 Build the business** 1 to 2 years to full time
Ride along with an experienced inspector, then market yourself to real estate agents and buyers.

Pros and cons

- + Fast, cheap entry compared with a trade or degree
- + Be your own boss and set your own schedule
- + Every house is a puzzle, and you help people make a huge decision
- Income rises and falls with the housing market
- No pension, benefits or paid vacation when self-employed
- Crowded field in unregulated provinces; reputation takes years

Optional boosts

Thermal imaging. Radon testing. Sewer scope and mould sampling. Commercial and condo reserve fund work.

Good to know

BC licensed inspectors first

British Columbia began licensing home inspectors in 2009, ahead of every other province, after buyers complained about unqualified inspectors. Alberta followed with its own licence a few years later. M...

It is a visual inspection

A home inspection is non-invasive. Inspectors do not open walls, move furniture or dismantle equipment, and they cannot see inside a wall. A good report says clearly what was and was not inspected, whi...

Where these numbers come from

Job Bank: Home inspector, wages (updated Nov 2025)
CAHPI (Canadian Association of Home and Property Inspectors)
Consumer Protection BC: home inspector licensing
alis Alberta: Home Inspector occupation profile

Numbers checked September 2026. Pay figures are typical full-time annual amounts in Canadian dollars, based on Government of Canada Job Bank wage data and published salary grids. They vary by province, employer and experience. Tuition is for domestic students. Sources, links and the click-through version: <https://career.help/ca/careers/home-inspector>



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