

HOME INSPECTION: IS IT WORTHWHILE?

A Home Inspection performed by a qualified professional (usually an engineer) provides a thorough inspection of the structure from top to bottom. It includes all major systems and an inspection of about 1000 check points in evaluating more than 400 items.

Home inspections have become increasingly in demand by home buyers who want to find out any major costs they might be facing in purchasing a house. Most realtors recommend that an offer to purchase contain a condition pertaining to a successful home inspection. Also a number of insurance companies demand that a proper home inspection be carried out for older homes.

Although home inspections focus on structural soundness they provide a wealth of knowledge about all components of the

house including appliances, furnaces, air conditioning, humidifiers and more. All systems are tested where possible to ensure working order. Everyone has become more cautious and anxious to have some protection against unforeseen problems.

Even if you do not intend to sell your home, a thorough inspection of your house and property every four to five years can yield significant returns. First and foremost, a professional inspector can identify conditions that may present or may lead to safety hazards for family members. Furthermore, periodic inspections can help detect potential problems early, before they become severe and costly. Unseen conditions such as cracked foundations, deteriorated plumbing, worn out heating systems or dangerous

wiring are prime examples of potential problems better attended to before disaster.

If you are planning to sell your home a home inspection can disclose things which can often be fixed inexpensively but allow your home to be presented in its best saleable condition. Having a home inspection report to present to prospective home buyers can reduce or eliminate the conditions which delay final acceptance of the Agreement of Purchase and Sale.

In our experience, a home inspection conducted by a qualified professional from a reputable company benefits all parties in the real estate transaction.

We encourage you to send us your questions and ideas for future articles at john@lynnandjohn.ca or 905 873-0440.

REAL ESTATE CORNER



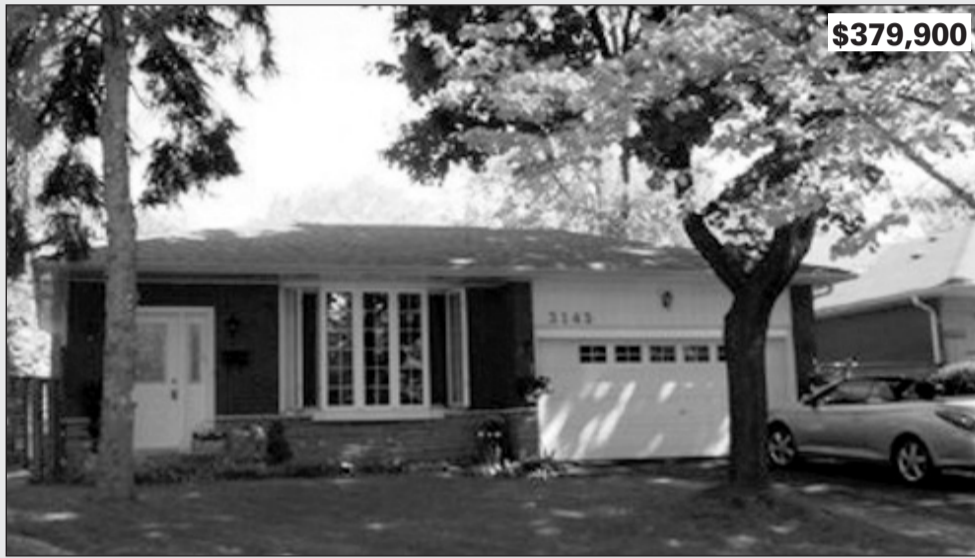
Lynn and John Drewry

Lynn and John are with Re/Max Realty Specialists Inc., Brokerage, one of the largest Re/Max franchises in Canada with 5 offices and over 450 sales representatives. Lynn and John work and live in Georgetown and have enjoyed a successful business in real estate during the last 12 years. John is a Broker and Chartered Accountant (FCA).



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~12.5 Ac

Halton Hills: Access from 27 Side Rd

Awesome treed parcel with creek along the S border. Bruce Trail along the East border, wire fence along the N border. ROW over 2 properties. To view the property, take the Bruce Trail. No well. 2006 survey. No conditional offers. G.S.T. is "in addition to" the price.

Estate Subdivision **> 12 Ac**

In-ground Pool **NEW**

Character! Custom 3+1 bdrm home w separate gar/shop; shed; i/g pool on 12+ private, landscaped acres <15 min to 401. **Hi-speed internet!** Winding, lit & paved drwy. **Trails through woods. Bridge over creek!** Kit with granite counter tops, breakfast bar, antique cabinets, Hearthland fridge, stove, double ovens & broiler. MBR w cath ceiling, sitting area, 2 cedar lined w/i closets, FP & 5 pc. **Rare, private, exquisite property.**

Halton Hills: 16 Deer Run Crescent

~ 12 min to GO

~1.6Ac **NEW**

Superb curb appeal! Gracious ~ 2800 sq ft, 4 bedroom, 3 washrm home built by Homes of Distinction in 99. **Lot includes treed area to West.** Kitchen, with walk-out to deck, overlooks Family rm with gas FP. Hardwood floors. 9' ceilings. **2 of 3 garages are now insulated, heated workshop.** MBR with whirltub & separate shower. Gazebo on cedar deck. Pool (16' x 32'). Garden shed. **Beautifully landscaped.**

Halton Hills: 25 Southwinds Drive

Outside Storage **M2**

1.77Ac

Brampton: 2400 North Park Drive

Explosion proof on corner lot, 213ft x 283ft. **Zoned M2. 1.77ac, with fenced outside storage. Approx 8000 sqft: 6000sq ft industrial & 2000sq ft office.** Large lunch rm. Near Airport Rd & 407. Across the road from Chrysler.

Live in unique work of Art

Acton: 98 Church St., Halton Hills

"Moorecroft". 1896!! Impressive central hall. LR with hrdwd fl, curved wall & FP. Library with pocket doors, hrdwd fl, b/in bookcase & stained glass!! 4+ bdrms. 3 WRs. Bsmt with rec rm, 3pc & wine cellar. I/g pool. 2 car garage Lot: 132ft x 132ft !!

~ 8 min to Georgetown & GO

~10 Ac

Awesome Northern White Pine log home and a separate 3 car coach house on ~10 acres in mature forest in NEC. Built with wood, stone, granite & bronze. Atrium with a wall of glass & fireplace. 3 fireplaces made from local stone. Marley roof. Two independent geo-thermal furnaces. Bronze garden gate. Great craftsmanship. Private! Fenced in-ground pool. Beautifully landscaped. Unique!!!

1.4 Ac Zoned Automotive

Industrial M1

Erin: 2 Hi-Tech industrial facilities, (130' x 80' & 40' x 80'), a total of 14,400 sq ft (~800 sq ft office), zoned M1 with outside storage.

Crane rails for 3 ton cranes. Heated with infrared natural gas radiant heat. Reinforced concrete floors. R20 in walls, R30 in roof. Fans. Mercury vapor lights. 16+ ft clear. 7 drive-in doors, 1 pick-up door, 6 man doors. 3 WRs. Lunch rm. 600 volts, 200 amperes, 3 phase. Drilled well. Septic, 2002. Paved driveway & pkg lot. Fenced. 2 gates. Security. 401, Trafalgar Rd N, East on 17 SR, n/s. Adjacent acre, \$85K

75' x 160'

Acton: 288 McDonald Blvd. Superb custom built, 11 year old, 3 bdrm, 3 washrm on huge mature lot, 75ft x 160ft. 8+5 finished rms. ~ 1800 sq ft on main level. Great rm with hardwood floor & gas FP. 3/4" oak hardwood floors in MBR, hallways & sun room. Sun room & solarium! MF laundry. Finished bsmt with library, den, play rm, WR, computer nook & media rm. CAC, CVAC & security. Lot line is 57ft beyond rear fence. Landscaped. Park many. Rare find.

Halton Hills: 13669 27th Side Road, HH