

Home inspections increasing

Over \$1 billion worth of property was inspected by Carson Dunlop and Associates in the Toronto-Hamilton area in 1990 - a time when real estate prices suffered a steep, year-long decline.

This includes a 7 per cent increase in home inspections over 1989, the firm reports.

Most were houses being inspected to fulfil pre-purchase conditions.

Since home sales in the area dropped drastically in the same period, this shows the home inspection business has been highly resistant to the ravages of recession, according to Bob Dunlop, co-founder of Carson Dunlop.

"Few industries are totally recession proof, but home inspection comes close," says Dunlop.

"During 1990, fewer houses were sold but more of the sales had conditions attached calling for inspections. Obviously, when buyers are few and far between, they can demand, and get, professional inspections of the homes they're interested in."

"The home inspection business in general did very well and we were happy to be a leader in its continued growth," says Dunlop.

"From what we hear in our surveys, home inspections are growing in credibility by leaps and bounds. In fact, a large amount of our work at Carson Dunlop is referrals from lawyers and other professionals, who know they can count on our inspections being completely objective and dependable."

Last year was also the first full year that several major lending institutions waived mortgage set-up fees for mortgage applicants who had pre-purchase home inspections by Carson Dunlop.


In a home inspection, a Carson Dunlop engineer examines a house from the foundations to the chimney top to determine the condition of the building, estimate repair and replacement costs, and provide a schedule of maintenance for years to come.

Having this information - before the purchase is final - can save a home buyer thousands of dollars. With the detailed report from Carson Dunlop, the buyer has the information necessary to make a wise purchasing decision. They have the option to drop out of a deal with costly hidden repairs or, if no major problems are found, purchase with confidence.

The Carson Dunlop report to the customer is incorporated in The Home Reference Book, a most comprehensive source of information available on evaluating and maintaining a home. This book of over 400 pages and dozens of illustrations sells for \$95 on its own but is provided to every Carson Dunlop customer for no extra charge.



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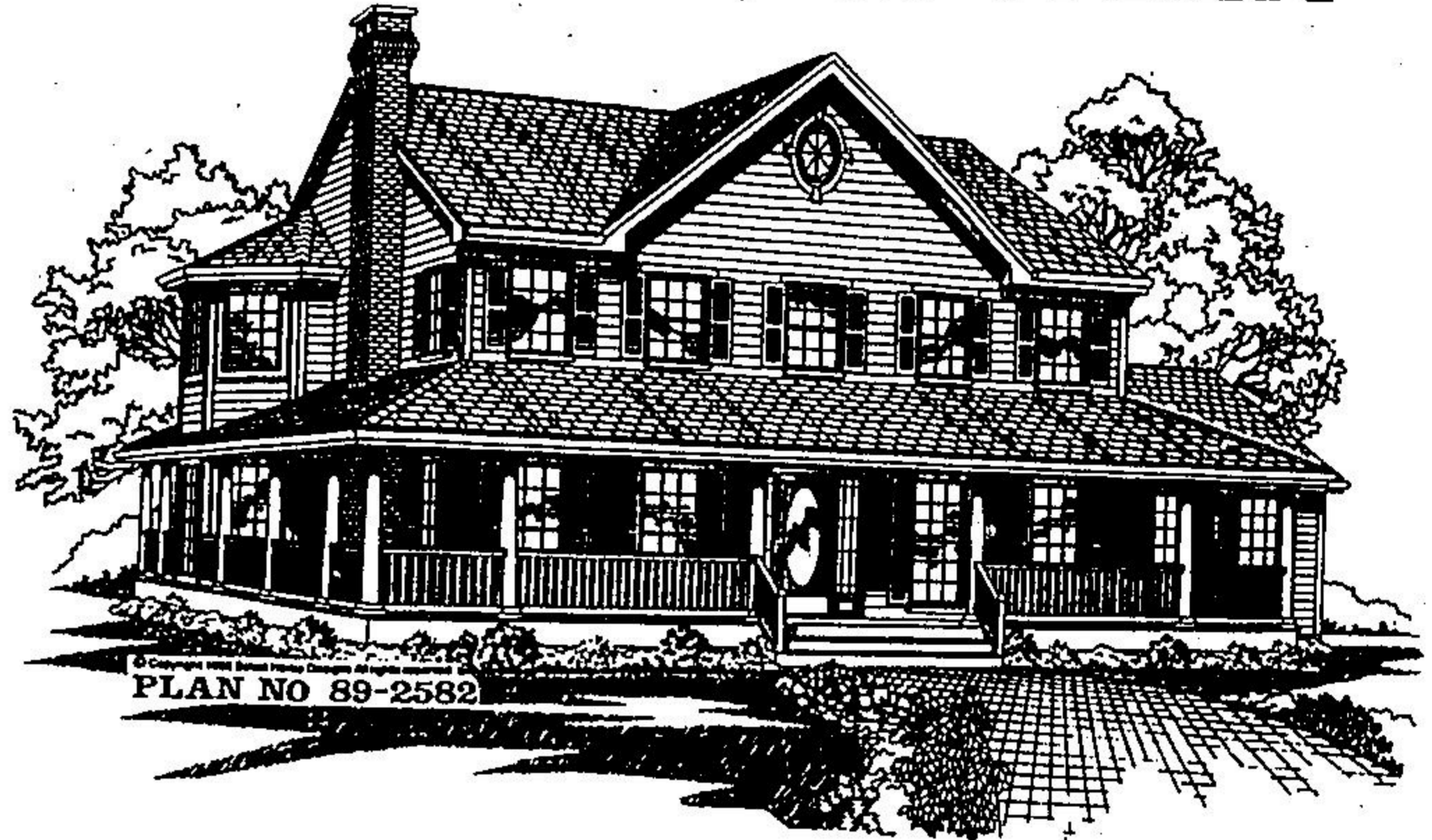
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HOME OF THE WEEK



AWARD-WINNING COUNTRY CLASSIC

A look of yesteryear, with elegant front and rear, pillar-accented verandahs, gives this gracious country-style home timeless appeal. The first level offers 1,291 sq. ft. of well-planned living space, including spacious living and dining rooms, secluded den/guest bedroom with three-piece ensuite, plus a delightful country-style kitchen/family room with centre cooking island and sunny breakfast bay. A conveniently located laundry room, adjoining the two-car garage, completes the main floor. The den ensuite, with dual access, doubles as a downstairs powder room.

Four bedrooms make up the 1,291 sq. ft. second level, which includes a stunning master suite, with two sunny, windowed bays, one encompassing a raised whirlpool tub in a five-piece ensuite, the other providing an inviting sitting area. Secondary bedrooms share a four-piece main bathroom. Finished floor area totals 3,582 sq. ft. Plan offers a choice of foundations, including either a full basement or crawlspace/slab.

Send for Canada's largest plan book with over 500 home plans including a wide variety of architectural styles, from stately brick manors to affordable bungalows, from cozy cottages to large family homes; only \$8.95 including shipping and GST. A 5 set package of blueprints for plan no. 89-2582 is \$492.20 including courier delivery and applicable taxes. Send cheque or money order to HOME OF THE WEEK, c/o The Halton Hills Herald, 382 West Broadway, Vancouver, B.C., V5Y 1R2, or call toll-free 1-800-63-6739 and charge to Visa or Mastercard. Trained consultants are standing by Monday to Saturday, 9:00 a.m. to 8:00 p.m. to take your order for books or plans. Please feel free to request any information you require before placing an order.

Protect your investment... inspect before you purchase.

A complete home inspection covers everything from basement to roof, including heating, plumbing, wiring, etc. It can save you thousands of dollars! As well, a detailed report will be provided upon completion of the inspection.

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