

Professional inspections can ease your mind about purchasing a new home

Arranging for a professional home inspection prior to buying a property of any age may be a small price to pay for peace of mind.

There is no such thing as the 'perfect home'. Problems arise with homes of any age, from one to 100 years.

However, very few problems are insurmountable. An educated purchaser, with or without the help of a qualified professional, can identify them.

These are just some of the problems you should look for, according to Bob Dunlop, of Carson, Dunlop and Associates, a home inspection firm.

If you are buying a home with an asphalt shingle roof, bear in mind the lifespan of most shingles is between 10 to 15 years. When you're looking at a home in this age bracket, you should be aware of the fact that these shingles may be coming to the end of their life expectancy.

On an average home, the replacement cost ranges between \$2,000 to \$4,000, depending on the number of layers of shingles, the pitch or slope, and the size of the roof.

If the home that you're looking at was built in the mid 1960s to mid-1970s, chances are the home has aluminum wiring. Aluminum became a popular alternative to copper at a time when copper prices rose skyhigh. Although it's not a serious problem, the cost of modifications will range from \$500 to \$800.

Homes built earlier than 1950 may need to have their electrical wiring and/or service size upgraded because the number of circuits is inadequate or the service size too small.

Modern gas-fired, forced-air furnaces traditionally have a life expectancy of 20 to 25 years. When looking at homes in this age bracket, you may have to replace the furnace. Furnaces can cost anywhere between \$1,500 to \$2,500. If you are interested in a

high-efficiency furnace, add another \$1,000 on to the cost.

Common in homes which were built prior to 1950 were galvanized steel plumbing pipes. Since galvanized steel only lasts between 30 and 40 years, you may have to replace the piping at a cost of \$3,000 to \$4,000.

Another problem, which arose in the mid-1970s was the use of Urea Formaldehyde Foam Insulation (UFFI). Although UFFI was banned in Canada in December, 1980, the United States and Europe continued to use the substance. It has yet to be proven that UFFI is a carcinogenic. The most serious problems are structural in nature and can occur in homes of any age. These problems can vary in magnitude and cost as much as \$100,000 to correct.

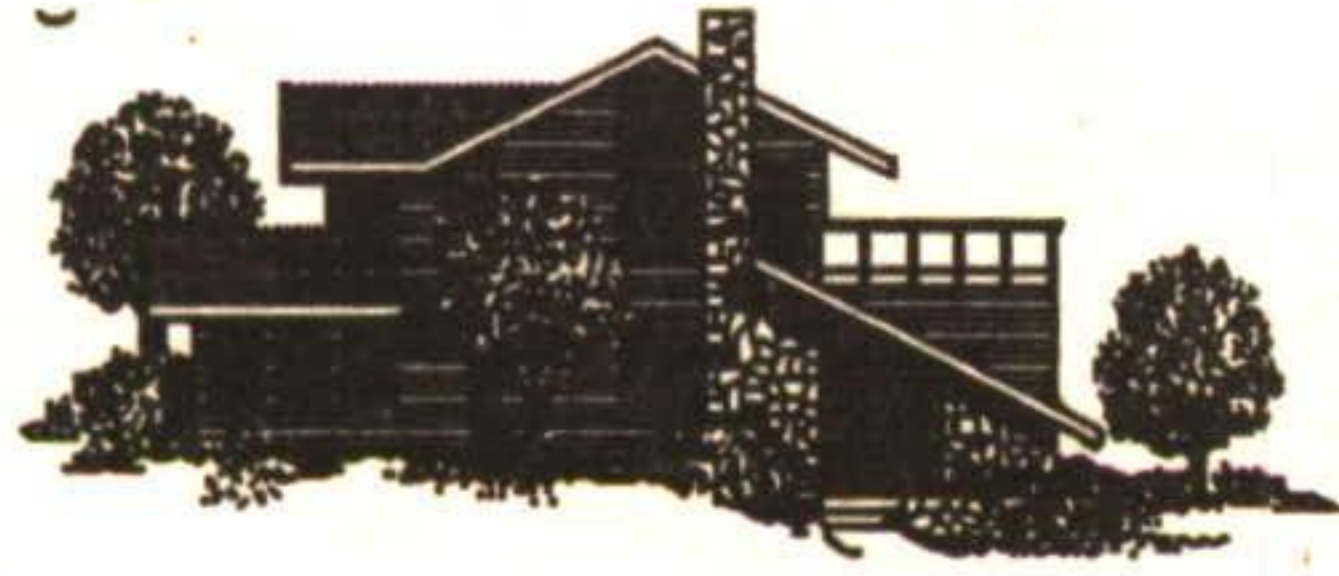
For instance, a portion of the home can settle more than another. If this is the case, it will involve underpinning to prevent further motion,

You know you have a problem with termites when you find shelter tubes or mud tunnels which travel up your foundation walls and stop at floor joists. Since termites can't expose their bodies to air for fear of dehydration, those tube-like tunnels, the width of a pencil, are tell-tale signs. In finished basements, these tunnels are much harder to detect.

Among the biggest problems of all, says Dunlop, are wet basements. Every house has the potential for leakage in the basement. There are precautions which will reduce or prevent leakage, including good eavestroughing, downspouts, and grading that slopes away from the building. Inside fix-ups are really just 'putting your finger in the dyke'.

Make an effort to keep everything in perspective. All homes have problems. Problems shouldn't deter you from buying a home because many can be rectified at little cost. However, forewarned is forearmed.

This column is presented by Royal LePage Real Estate Services.



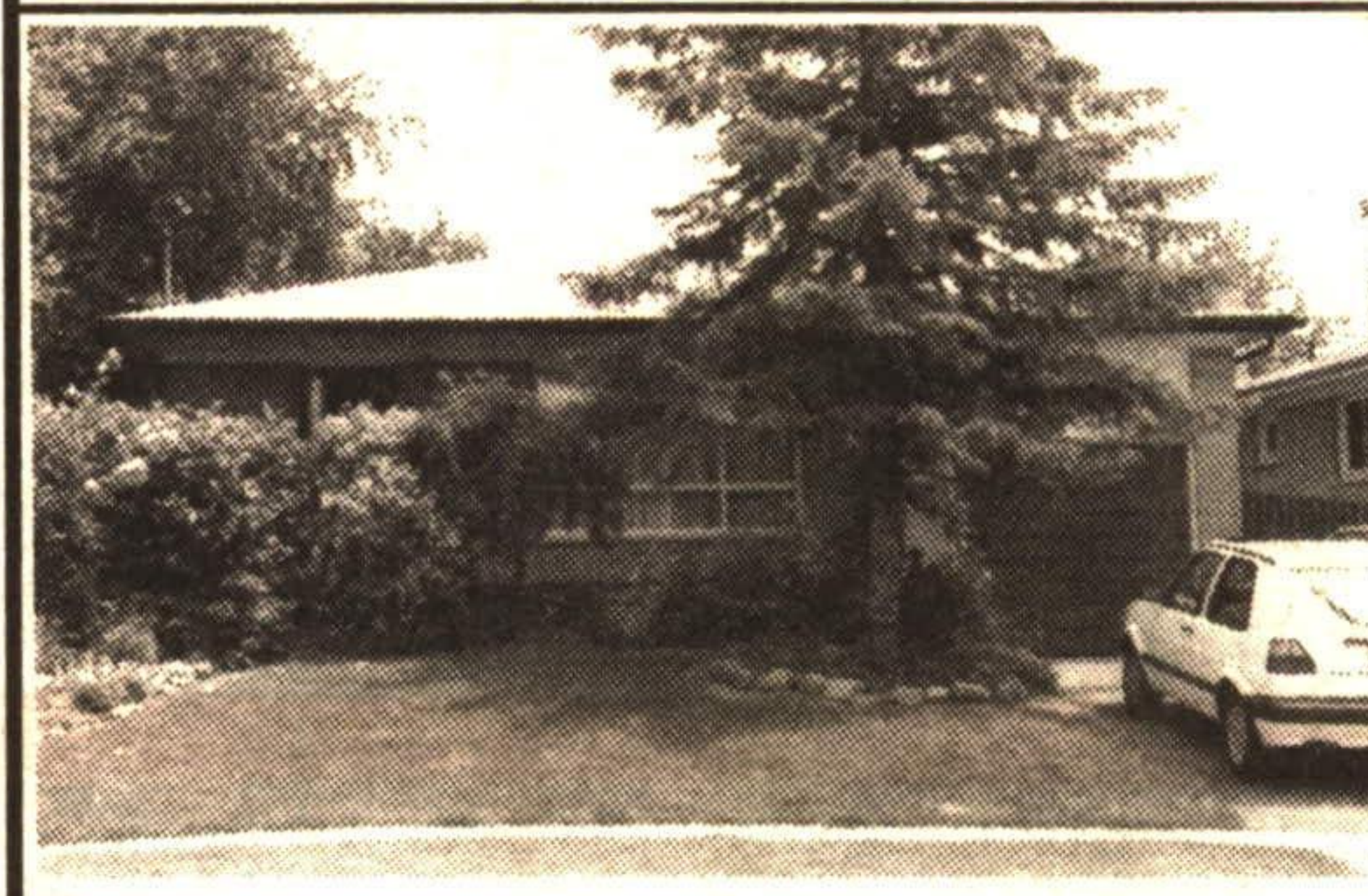
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"RESULTS ARE WHAT COUNTS"



HOT NEW LISTING

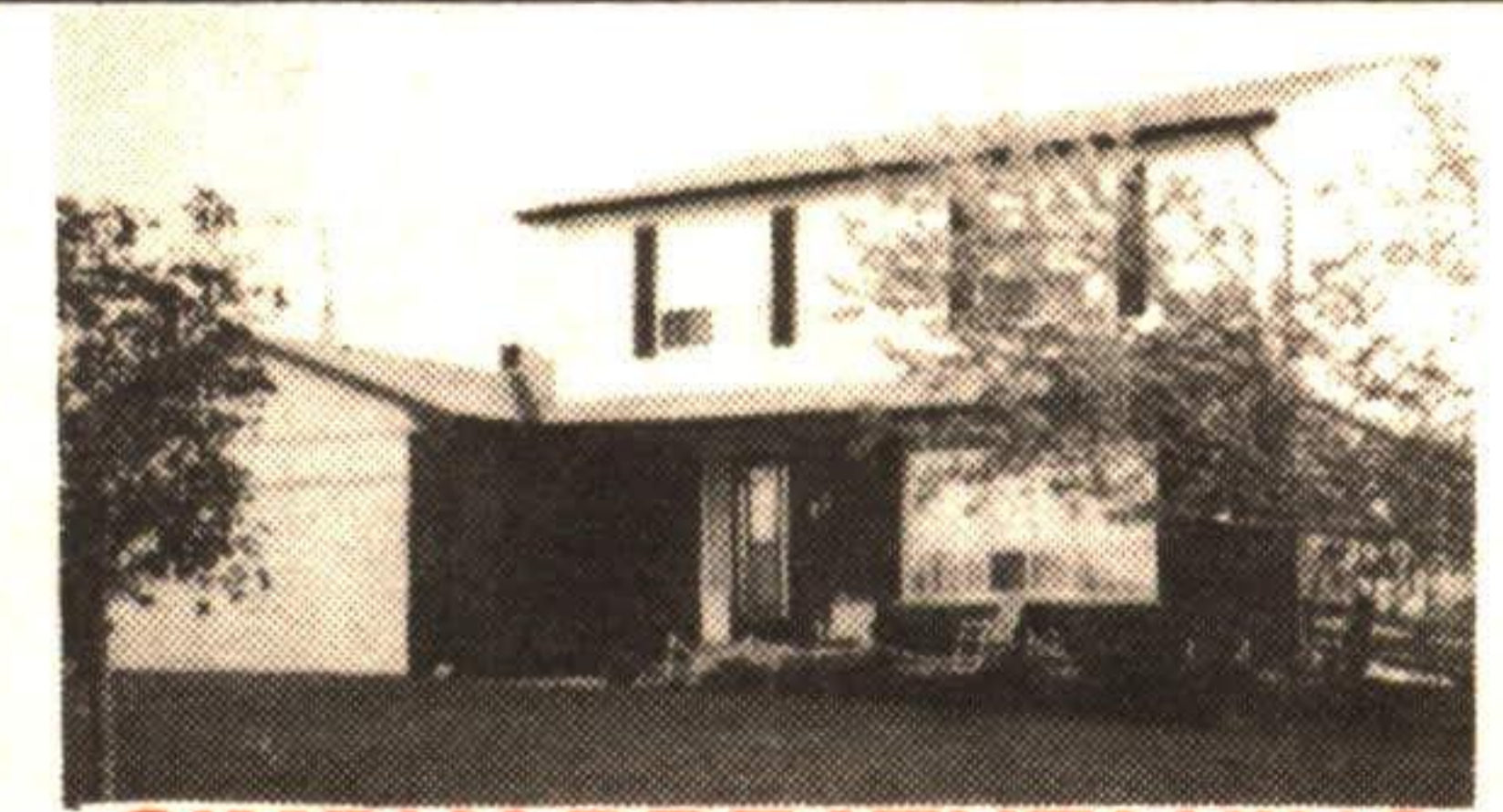
Absolutely stunning new kitchen addition, if you like brightness and windows this is it. Main floor family room addition with walkout. Third addition includes 2 piece bath, sauna, and 2nd walkout to gorgeous grounds with 3 kinds of fruit trees, good sized sundeck and inground pool. New roof, aluminum eaves, soffit and fascia. Everything you've been looking for. Call Cheryl Jackson* 873-0300 or 874-3048.

9925



NEW LISTING BEAUTIFUL COUNTRY SQUIRE

3 bedroom, new broadloom, remodelled bathroom, good sized eat-in kitchen. Huge family room, brick fireplace and walkout to gorgeous inground pool. Priced to sell. Won't last. Call Cheryl Jackson* 873-0300. 9898



SIMPLY BREATHTAKING

Beautifully decorated 4 bedroom 2 storey on just over 1/2 acre. Eat-in kitchen with Florida ceiling, main floor family room with fireplace. Priced to sell at \$168,500. Call Cheryl Jackson* 873-0300 or 874-3048. 9883



PERFECT FOR A GROWING FAMILY

Lovely 4 bedroom tastefully decorated, gorgeous hardwood floors, Cambridge model. Finished rec room, well kept yard. Quiet neighbourhood. Hurry on this one. Call Cheryl Jackson* 873-0300 or 874-3048. 9877



BRAND NEW TOWNHOUSE

Lovely 3 bedroom Chartwell model 1220 sq. ft. Master bedroom includes ensuite bath and walk-in closet. Walkout from dining room to patio. Call for more details. Cheryl Jackson* 873-0300. 9820

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at

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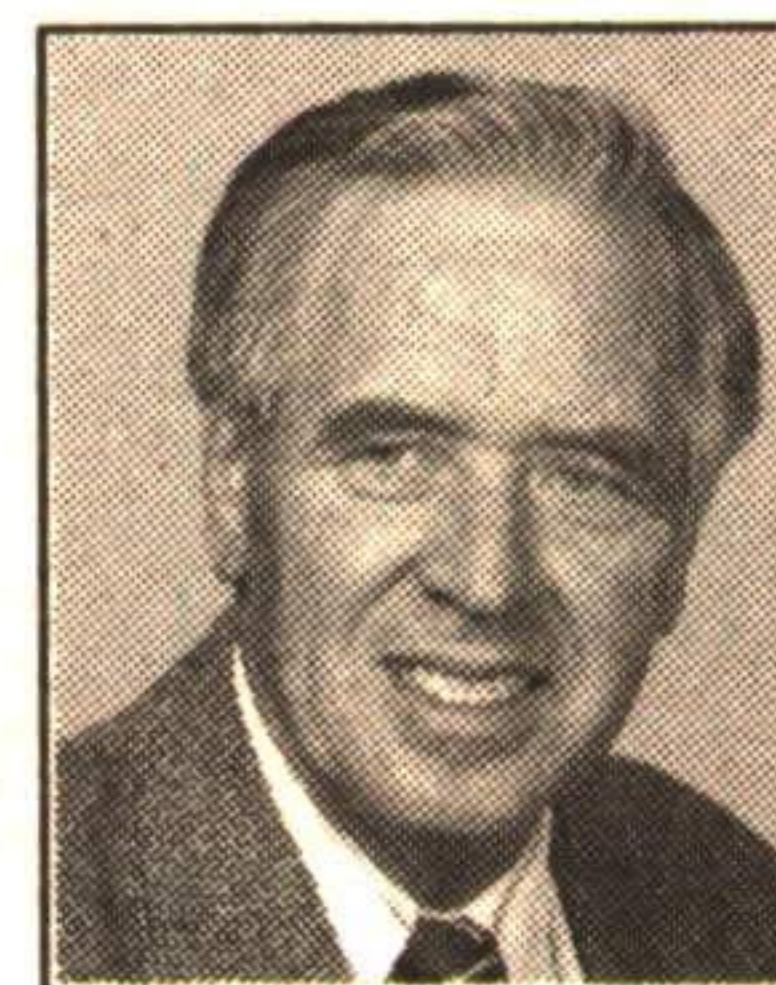
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Associate Broker**
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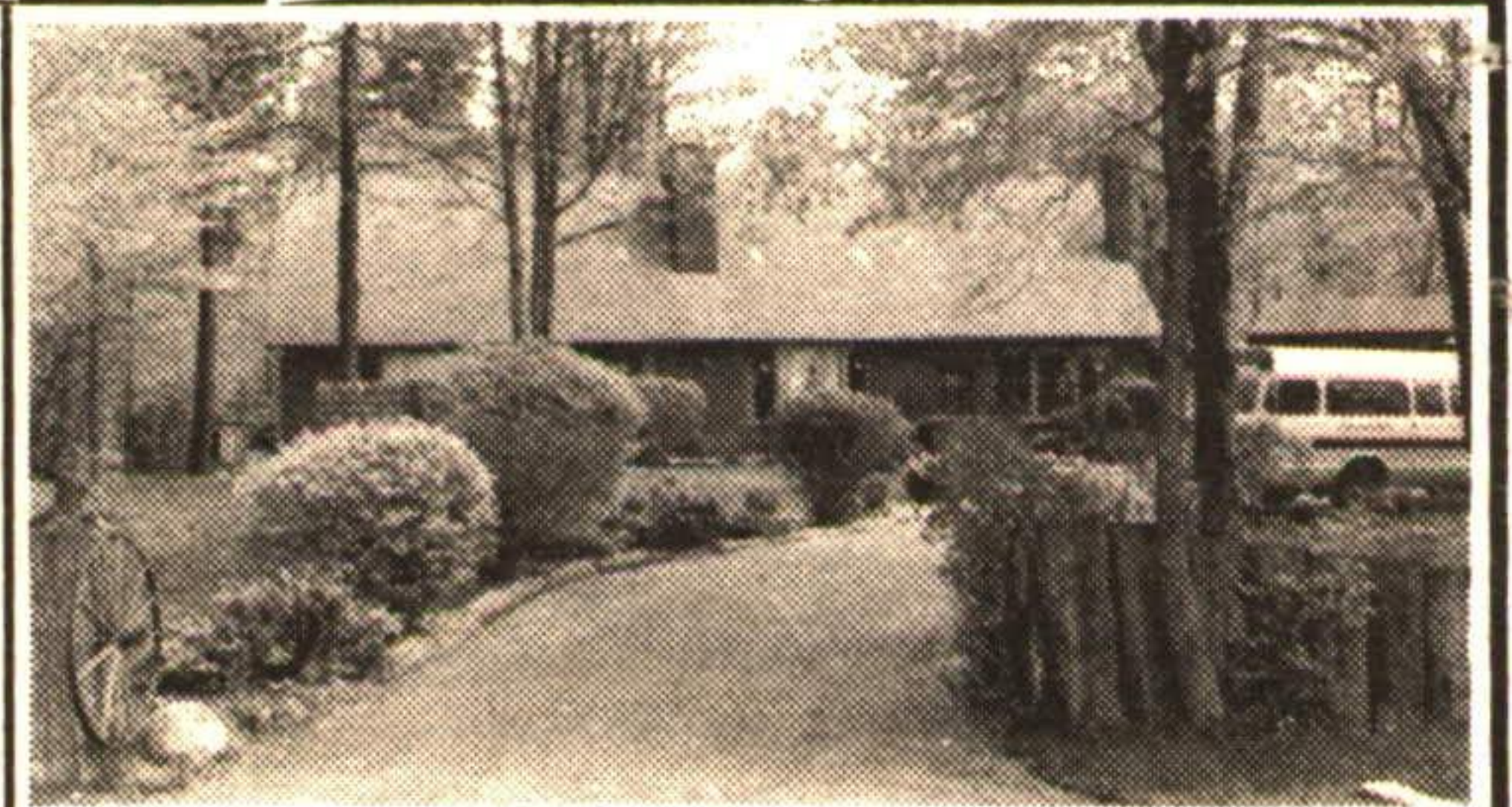
\$36,900

Very nice clean 3 bedroom home in Acton, on a quiet street, backing on to small park. Large pie shaped lot. Full basement with large rec room. Call Bill** for all the information and showing. RMAC92-62



96 ACRES FARM

70 acres workable, 26 acres bush, 4 large ponds, 1 stocked with fish, real park like setting, 7 year old bungalow, bank barn + very large implement shed. This wouldn't last long at \$379,000. Within one hour of the airport. Call Bill**. RMAC92-65



GORGEOUS COUNTRY PROPERTY \$314,900

1-1/4 acre, lots of mature trees, beautifully landscaped, circular driveway, 6 bedrooms for that large family, lots of room in the eat-in kitchen with walkout to interlocking patio, brick fireplace in family room with cathedral ceiling. Too many extras to mention. Call Bill** for inspection. RMAC92-56



HIDDEN IN THE BUSH \$309,900

Beautiful 1-1/3 acre, nicely landscaped property with a 5 bedroom Tudor style home with large stone fireplace in the living room. Wood stove in the family room. A must to see. Call Bill** for more info or appointment 853-2086. RMAC92-60



SPECIAL INTEREST GROUPS

Look what we've got 214 acres, 3 km from Paisley, pole barn with cottage, over 3000 ft. fronting on the Saugeen River, famous for its canoeing, fishing, swimming. Call Bill** for more info. RMAC92-63