

# Home inspection tips

By Buzz Currie

A home inspection is a professional, objective, visual examination of the condition of a home. The following components or systems should be included in the inspection and functional checks should be carried out where appropriate.

Roofing, exterior, structure, electrical, heating, cooling, plumbing, insulation, ventilation, and interior.

Each of these areas will be discussed in future articles with hints of what to look for along with tips on minor maintenance and repairs.

The inspection should be followed with a written report of the condition of the components as observed at the time of the inspection. The report may be reviewed from time to time as a reminder of items to monitor and maintenance that will be required in the future. A home inspection should not be confused with an appraisal, a municipal code inspection, or a guarantee of any kind.

Home inspections are not intended to point out every small problem or defect in a home. Minor or cosmetic flaws, for example, should be apparent without the aid of a professional. The home inspector's service to the client is primarily one of education. The client should accompany the inspector during the inspection and have details explained as they go along. Do not hesitate to ask questions, it will help you to understand the written report.

The goal of the inspector is to provide the client with a better understanding of the physical condition of the home in order to make a well-informed decision. Usually, you have decided to buy the house

## House and Home



before you call an inspector but you just want an inspection, don't sign the contract unless it contains an inspection clause.

The next article in two weeks will answer the question "Who would want to hire an inspector?"

Buzz is an Associate Member of the Ontario Association of Home Inspectors and operates House and Home Inspections Limited. Call 877-9475 if you have any questions or suggestions for future articles.

### House and home hints

1. To prevent a brillo pad from rusting after use, keep it in a tightly covered small jar. Cut each pad into four pieces for small jobs. You will also sharpen the kitchen scissors at the same time.

2. Run out of toothpaste? Use baking soda until you can replace it. Your teeth will receive an extra polishing.

3. You'll always know how much paint is left in the can if you use a marker to indicate the paint level on the side of the can and its use on the lid.

4. Use cotton swabs for minor paint touch-ups.



# PRESENTING...



**SPECIAL PRICE ~ \$199,900!**

4 bdrm. sidesplit with income potential from nanny suite! Upgraded windows - 3 walkouts, den plus recreation room! Better hurry! 93-2-168



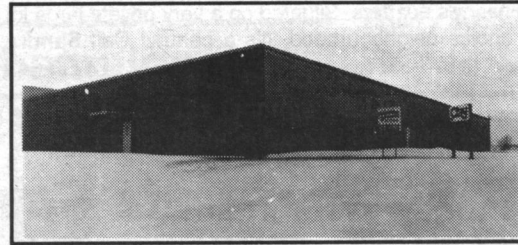
**FOR FIRST TIME BUYERS**

Take a closer look! Totally upgraded from top to bottom. Pine & antique brick & brass! This home has the character you're looking for!! 93-2-134



### LOCATION!

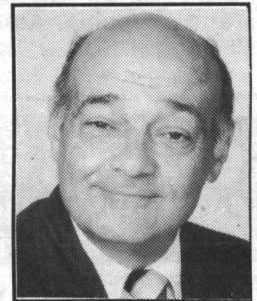
Delightful two storey home contemporary in design, retaining traditional features, oak staircase, separate living & dining rooms. French doors, spacious dinette adjoining kitchen work area. Main floor laundry with garage & outside access, main floor family room, master bedroom with walk-in closet & full ensuite. Finished basement with 5th bedroom. Electronic air cleaner, air conditioning. Convenient to schools and shopping. 93-2-119



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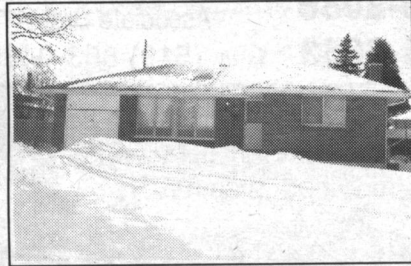


### Well Maintained Country Bungalow

Featuring: 3 bedrooms, 'L' shaped living room/dining room, finished rec room, hardwood floors, in-ground pool in fenced back yard, and much more! Just minutes from Georgetown or the 401.

Asking Only \$239,900.00

Call: Andy King\*\* at 873-1702 (res.) or 454-0446 (tor.)



### Brick Bungalow with Garage

Very well kept 3 bedroom home, plus in-law suite, on a large 60' x 100' lot (irreg. shape) offers comfortable living, priced to sell at only:

\$156,900.00

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### Major Clean Up Needed! Under Power of Sale!

Investment opportunity - 4 - one bedroom living units, previously rented at \$520./ month each. Less than an hour from Georgetown.

Now Asking Only \$94,500.00

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### Solid Acton Bungalow

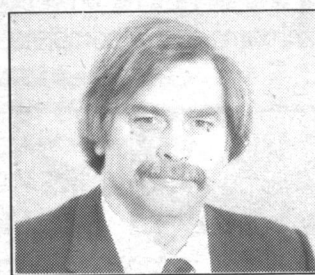
Featuring: 3 bedrooms, eat-in kitchen, 4 piece & 3 piece baths, extra kitchen in basement, detached garage, wood burning stove, extra large lot and more.

Offered at \$156,900.00

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**or 454-0446 (tor.)**  
**Today!**

By: Andy King\*\*

not intended to solicit homes already listed

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