

Do you know what your neighbour is up to?

Do you rarely see your neighbour? Are their window blinds always closed? Does snow melt from their roof before others in the neighbourhood?

It could be that your neighbours are just anti-social, or it could be that they are conducting an illegal marijuana grow operation in the house.

Jeffrey Brookfield of Amerispec Home Inspection Service admits that, "while police forces are doing a great job of locating and closing down these operations, some operations are so well disguised that they can operate for years with no one knowing about it".

He also suggests that other tell-tale signs that your neighbours may be conducting such a business include:

- Garbage containing used soil and plant

material is discarded in surrounding areas.

- Bright light can be seen escaping from windows
- Windows are often covered in condensation.
- Sounds of construction and ventilation fans can sometimes be heard.
- The growing marijuana produces a strong skunk-like odour that can often be detected outside the home.

While having such an operation in your neighbourhood can be very disconcerting, Brookfield's business is to try and protect homebuyers from purchasing a home that may have previously been used as a grow house.

"Not only is it not always easy for a layperson to identify that a house may have been

used as a former grow house, but the home's structural integrity may be compromised and the health of future occupants can be put in jeopardy", Brookfield adds. "More and more homes inspected show evidence of former grow operations, however even with proper research, due diligence and disclosure laws, it is not always easy for a home buyer to identify a former illegal use of the home."

"Moreover", says Brookfield, "homebuyers have a tendency to look only at the good things in the house. They may be in love with the location or backyard, but aren't always focused on some of the hidden dangers of the property."

If a house is suspected of being a former grow operation, Amerispec's detailed home inspection report will always recommend

that further investigation be conducted, including an environmental examination prior to closing the deal.

More information on this issue can be downloaded free of charge by clicking Ask the Inspector at www.amerispec.net/lma.

AmeriSpec Home Inspection Service-celebrating its 20th anniversary this year — is North America's Number One Home Inspection Service. For additional information, call: Brookfield, owner and general manager, AmeriSpec Home Inspection Service, serving the Brampton, Caledon, Orangeville, Halton Hills, Guelph, Kitchener-Waterloo, Cambridge and Brantford areas, 360 Guelph Street, Suites 49 and 51 Georgetown, 905-838-3000 E-Mail: jbrookfield@amerispec.net



COUNTRY HOME ON PRIVATE 2 ACRES

Well cared for sidesplit nestled on 2 acres. Living room with cathedral ceiling & hardwood floors. Custom designed kitchen with cathedral ceiling, bleached oak cabinets, ceramic floors, breakfast area & walkout to deck & screened-in porch. (15'6" x 11'6"), sunken sunroom with pellet stove, high efficiency windows & ceramic floor. 3 bedrooms, family room with hardwood floors & wood fireplace, office or 4th bedroom. 1-5 pc washroom & 1-3 pc. Double garage/workshop with studio/guest suite. 10 minutes to town of Georgetown. Please call Michele* or Gord** to view.



NEW

SUMMER IS ON ITS WAY - TAKE A LOOK AT THE POOL! VILLAGE OF ROCKWOOD \$389,900

3 bedroom family home. Front porch. Foyer with ceramic floors. Living room & dining room with hardwood floors & crown molding. 9' ceilings on main level, open concept kitchen/family room. Oak kitchen with breakfast bar, pantry & crown molding & breakfast area with walkout to large deck & 19' x 35' onground pool & fenced backyard. Spacious family room with large picture window overlooking backyard. 3 bedrooms, large master bedroom with walk-in closet & spacious ensuite. Central air, central vac. Bring the family! Call Michele* or Gord**.



NEW

WELL APPOINTED BRICK TOWNHOME IN TOWN OF ACTON \$274,900

Overlooking park. Front porch. Foyer with ceramic floors. Walk-in from single attached garage & main floor to backyard. Kitchen with ceramic floors o/l living room & dining room with broadloom & walkout to yard. 2 bedrooms, master bedroom has ensuite privilege. Main floor laundry. Finished lower level with recreation room with extra window, 3rd bedroom & 4 pc washroom, central air. A pleasure to show. Call Gord** or Michele*.



NEW

GREAT FAMILY BACKSPLIT IN SCENIC ROCKWOOD \$324,900

Newly renovated home on large mature lot close to park, recreation c enter & library. Double car garage with walk-in to home. Foyer with ceramic floors, new laminate in livingroom, diningroom & kitchen. Freshly painted throughout. Large eat-in kitchen with Oak cabinets, new counter, taps, sink. Walkout to 11'x22' deck. 3+2 bedrooms. Master bedroom with new 3 pc ensuite. New 4 pc washroom. Upgraded broadloom. Lower level features new 2 pc washroom, family room & 2 extra bedrooms. Basement area unfinished. Approx. 1360 sq. ft. but 1900 sq. ft. of living space. Great home for the growing family. Please call Gord** or Michele*.



CUSTOM QUALITY BUNGALOW - \$499,900

on .70 acre on private country setting. Enjoy the beautiful sunrises on the back covered deck on the magnificent sunsets on the lowered front porch. Quality home with family room with hardwood floors, Barzotti cherry kitchen overlooking DR with walkout to covered deck. Cosy LR with gas FP with oak mantle. Lrg. mstr bdrm with hardwood floors, walkout to deck. 5 pc. ensuite with whirlpool tub & sep. shower stall & walkin closet. 2nd bdrm/office with hardwood floors. 3rd & 4th bdrm with sep. 3 pc. ensuite. Main flr. laundry & mud room. Oversized double car garage. Great commuting location, 15 mins. to 401 & Milton, 50 mins. to Airport & 1 hr. to Toronto. Call Michele* or Gord*** to view.



WELL CARED FOR 3 BEDROOM HOME IN TOWN OF ACTON \$279,900

Family neighbourhood. Minutes to major shopping area. Double paved drive. Liv rm & din rm with updated laminate flooring. Bright kitchen open to din rm with upgraded vinyl flooring, pantry with pull-out drawers, ceramic backsplash, & walkout to custom 2 tiered deck with gazebo. Great area for entertaining. Lower level features rec room with pine wainscoting & gas FP, cold cellar & laundry rm with built-in cabinets. Attached insulated garage. Call Gord*** or Michele Dawe*.



WELCOME TO ROCKWOOD \$362,500

2 storey family home in quiet neighbourhood. Walk in to mud room from double car garage. Foyer with hardwood floors. Sunken living room, separate dining room with hardwood floors. Bright kitchen with bleached oak cabinets, ceramic floors & breakfast bar open to family room with cathedral ceilings, hardwood floors, gas fireplace & breakfast room with terraced doors to patio & fenced backyard. 3 bedrooms, master bedroom with ensuite & walk-in to finished office/loft area. Central air & central vac. Large landscaped lot. Call Gord*** or Michele Dawe*.



\$599,000

CENTURY STONE HOME BUILT IN C1840 "THE SQUIRE STRANGE HOUSE"

This historical landmark was originally built in 1840 with a stone addition in the 1860s by Henry Strange for his wife and 14 children. This majestic home sits high on 1.12 acres overlooking the Eramosa River with 100' of river frontage. Centre hall plan, up & down staircase, crown mouldings, 12' baseboards, pine floors, deep sills, 10'10" ceilings, sun room with exposed stone walls, large principal rooms. 8 fireplaces originally heated the home in the 1800's. Italian stone masons were hired to craft the Italian moulding on the ceilings. Call Michele* or Gord Dawe*** for the residential & commercial uses of this phenomenal property.



NEW

FREEHOLD BUNGALOW TOWNHOME IN VILLAGE OF ROCKWOOD WITH LARGE RAVINE LOT \$324,900

Interlocking brick driveway. Foyer with ceramic floors. Separate dining room/bdrm with hardwood floors & cathedral ceiling. Oak kitchen with ceramic floors, breakfast bar overlooking great room with hardwood floors, vaulted ceiling, skylight, gas fireplace & walkout to interlocking brick patio & beautifully landscaped yard. Largest ravine lot in development. Main floor maser bedroom with 4 pc washroom & double closets. Main floor laundry, walk-in from garage. Upper level features loft/sitting area, 4 pc washroom and 2nd bedroom. Central air. Peaceful village setting. 50 minutes to Toronto airport, 1 hour to Toronto & minutes to Rockwood Conservation. Call Michele* or Gord***.



SOLID AS A ROCK - CENTURY HOME

2 storey stone house on 1.2 acres backing onto parkland. Bright eat-in kitchen, extra large living & dining room, perfect setting for an old fashioned Christmas, lots of room to entertain. 4 bedrooms & upper floor laundry, ideal for growing family. Historic stone garage & studio, 40 x 60 barn can easily be converted to 3 car garage & workshop. The possibilities are endless for this immaculately kept property. Call Deb Patterson*.



NEW

UNIQUE COUNTRY HOME ON 15 ACRES MINUTES TO TOWN OF MILTON \$549,900

4 bedroom bungalow with main floor laundry/mud room with 1 pc washroom & eat-in kitchen. Family room. Lvg room & Dng room with walkout top enclosed porch/patio. 4 pc washroom. Hot water, oil heating. 40' x 40' quanset hut & updated roof 2005 (x) outbuilding. 15 mature treed acres minutes to the 401 highway, 30 minutes to Pearson International Airport & 45 minutes to the city of Toronto. Call Michele* or Gord*** Dawe.



GREAT LOCATION, SPACIOUS BUNGALOW \$439,900

5 mins. to 401 on large treed lot. Well maintained & updated brick bungalow, 15 mins. to the town of Milton. Front porch, LR with maple floors & wood FP, sep. DR with maple floors, updated 4 pc. wshrm. Updated European kitchen with maple floors, granite counter, pot lighting, ceramic backsplash & under counter lighting. 3 spacious bdrms, master with 4 pc. ensuite & walkin closet. Finished rec room with bar & wood FP, 4th bdrm & 4 pc. wshrm. Updated windows, gas furn., flooring & bathrooms. Air, double car garage, inground pool 18'x36'. Call Michele* or Gord Dawe*** to view.

Town and Country with Gord**, Michele*, Barry* and Debbie*

"Selling homes in your neighbourhood for 35 years!"



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