

—The Canadian Champion— WEEKEND SPOTLIGHT on HOMES

Would your home pass property inspection?

By Diane Black

Receiving a home purchase agreement contingent on property inspection is stress provoking for many home sellers. Yet, contrary to popular belief, an inspector does not assess your property on a pass or fail basis.

"We typically evaluate the home and its key elements as being in excellent, good, fair or poor condition," explains John Umpleby of Informed Decisions Property Inspections. "We look at the home's integrity, identifying any deficiencies to be addressed to give the buyer purchase

confidence. We're there to protect all parties, not stop a deal."

Homes with good up-keep usually receive a good or fair rating. Umpleby advises all homeowners – whether selling or not – to do periodic mini-inspections to identify potential issues

before they become problematic.

"I find many prospective home sellers value the opportunity to have any worrisome issues assessed and addressed on their own terms, rather than second-guessing what an inspection report may reveal at time of sale."

- News Canada

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Mattamy's Haltwhistle model (2725 sqft.) located on a quiet child safe street. Gleaming hardwood floors and 9' ceilings on the main level. Fully fenced yard complete with interlock patio & hot tub.

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This farm has future development potential, only 5 minutes from the Milton Wal-Mart and Canadian Tire stores. Located on high grounds overlooking the surrounding area as far as Mississauga. The Five Sideroad frontage is 1,243 ft. and makes this a valuable investment property. The house needs some renovation. The barn has 8 box stalls and was used for boarding horses. The owner will take back a first mortgage for 50% of the purchase price at the going interest rate, if needed. ASKING PRICE: \$1,600,000.

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1.16 acre property in desirable estate sub-division, 3,600 square foot 3 year young 'Charleston' built 4 bedroom plus office home with luxury features throughout. The gourmet kitchen with granite counters & hardwood floor overlooks enormous family room. A huge master suite with steam shower for 2 in ensuite and 1 year new salt-water hot-tub included. \$779,000.

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\$365,000

Fantastic 'family' home with plenty to offer in rural subdivision! 3 bdrms/3bthrms, lge 'eat-in' family sized kit. w/walk-out to deck, rec room on lower level w/extra storage & walk-out to large private yard.

Room for extended family or home office. Furnace (2008), Roof (2009). 15 mins. to Orangeville, 12 mins to Erin.