

# Home inspection can prevent many unpleasant surprises

After months of house hunting, you've finally found the perfect home for you and your family. But, is it really the great investment it appears to be? A shaky foundation, bad plumbing, poor insulation and many other problems can creep up on you after you've moved into your dream home.

A home inspection can save you from these unpleasant surprises. It will help you determine the true value of your home and prepare you for future home maintenance costs.

An inspection consists of a thorough evaluation of your home, from top to bottom. It includes an examination of major systems such as heating, air conditioning, interior plumbing and electrical systems. Structures such as the roof, walls, ceilings, floors, windows and doors will also be examined.

Inspections last an average of three hours. Most inspectors invite their clients to join them during the evaluation of the home. This is a great opportunity for you to see problems firsthand and find out about valuable maintenance tips which will help you keep your future property in good condition.

Keep in mind that an inspector will not tell you the condition of every single component of your home. The inspection is specifically for determining large expenses and/or safety-related concerns.

Following the examination, the inspector should prepare a written report which covers possible defects and areas of concern. It should also include estimated costs of repairs.

The report should also point out the positive features of the home and recommend the type of maintenance to keep it in good shape.

Don't confuse this report with a lifetime guarantee on components of the your home. After all, by maintaining and repairing these components, you can only help slow down their inevitable wear and tear.

A home inspection is usually conducted after the vendor accepts your offer to purchase. (Some lenders require you to hire a qualified home inspector to inspect the home before they'll issue a mortgage.) Make sure your offer includes a conditional clause which specifies the purchase is contingent on the satisfactory completion of a building inspection.

It is your responsibility to schedule the inspection within the time limit agreed upon by you and the vendor.

When choosing a qualified inspector, try to select someone who is in a building-related field, such as a contractor or a structural engineer. There are several firms now available which specialize in home inspections.

Ask your realtor, friends and family if they can recommend inspectors. When you contact potential home inspection firms, find out how long they've been in business and ask for references from previous customers. Make sure they guarantee their inspections and find out what type of insurance they carry.

The cost of a home inspection for a single-family house usually varies, based on factors

such as its size, age, location and the geographic area. Considering that your home will probably be the most important investment of your

lifetime, a home inspection is a relatively inexpensive way to find out if it is actually a wise investment.

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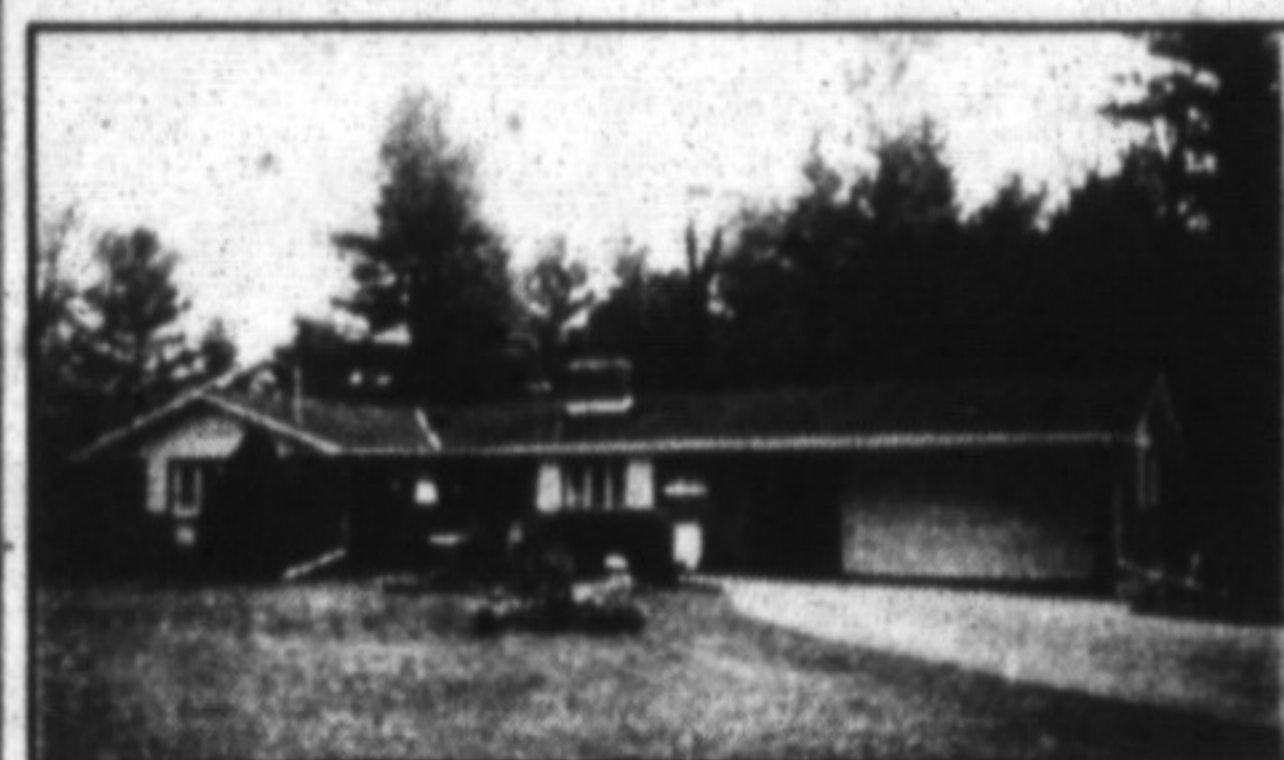
**Campbellville Country Estate**  
Custom built, over 6000 sq.ft. on approx. 5 acres just south of Campbellville. Living room is over 1100 sq.ft. with 4-sided brick fireplace reaching 2 floors in height, separate nanny suite, oak kitchen, triple car garage. Inground pool. Call **John Weide**



**Country North of Milton \$199,900**  
Near Rockwood, brick 3 bedroom ranch, fireplace in living room, family room, main floor addition, could be in-law suite or 4th bedroom. Large lot. Call **John Weide 844-5000**



**Milton Quality Pfts! \$278,888**  
Spacious 4 or 5 bedroom. Main floor family room, 2 fireplaces, beautiful kitchen, many upgrades, hardwood floors, newer washrooms throughout, finished lower level rec. room with 5th bedroom and sauna room, private lot with wrought iron fence. Call **John Weide**



**Campbellville Country - 10 Acres**  
Quality constructed ranch, close to Bruce Trail and Crawford Lake. 2 fireplaces. Solarium, ground level family room, den, Parquet floors, many quality upgrades. Beautifully decorated. **\$339,900. Call John Weide 844-5000**



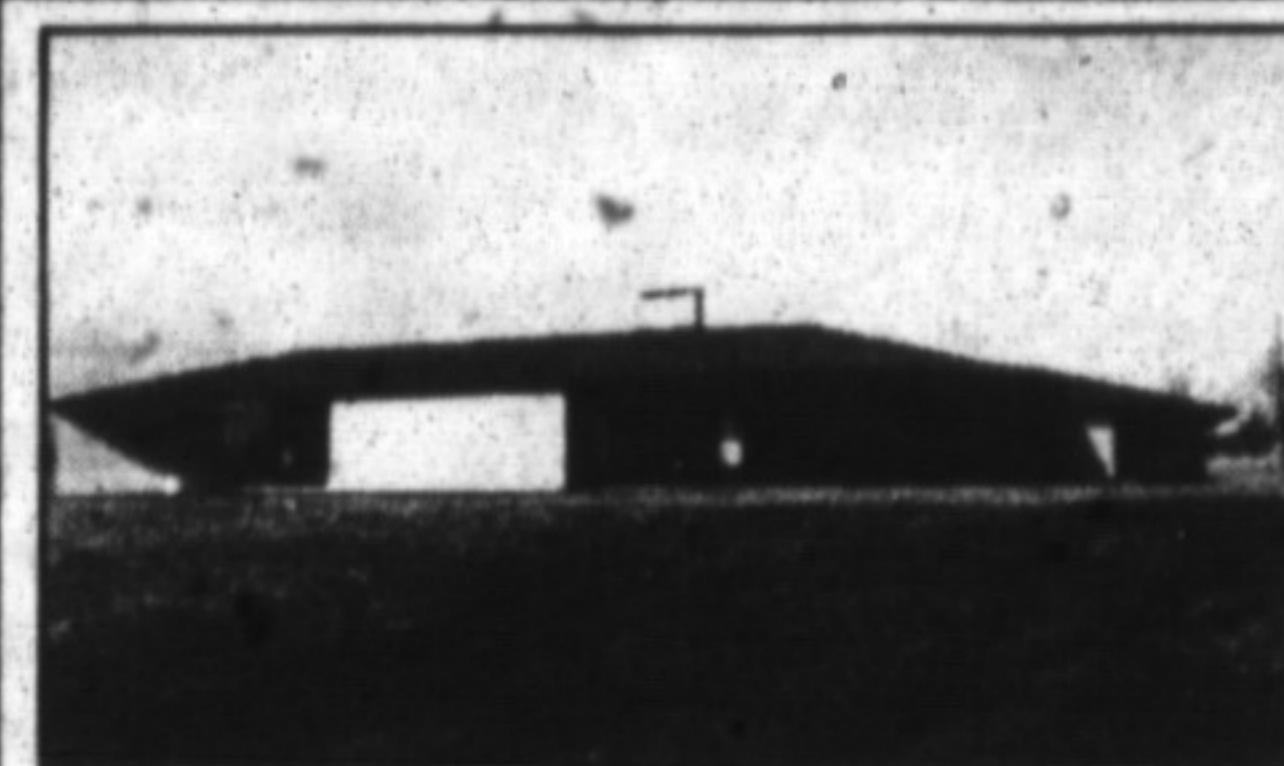
**Country Splendour \$499,000**  
Beautifully appointed home, circular staircases, large bleached oak kitchen, fireplaces, cathedral ceiling, huge master bdrm, separate nanny/in-law quarters. Family room & rec room. **John Weide 844-5000**



**Milton Investment \$299,900**  
Future industrial land. Just north of 401 on Third Line in Milton. 2.08 acres of valuable land together w/solid built brick bungalow, well maintained, sep. barn, excellent potential, many uses. Call **John Weide 844-5000**



**Milton Heights \$169,900**  
Large family home, many recent updates, quick closing possible. Circle this ad if you are looking for Hamlet-style living. Call **John Weide 844-5000**



**Secluded Paradise 33 Acres \$525,000**  
North of Campbellville and Milton on Fifth Line. Contemporary designed ranch home approx. 3800 sq.ft. uniquely designed w/quality finishings, privacy plus w/view for all seasons. **John Weide 844-5000**



**Country, Milton \$229,900**  
3 bedroom home. Immaculate condition. Large, eat-in kitchen, finished basement. Addition. Main floor could be in-law suite and family room. Close to #401. **John Weide 844-5000**

**Wanted!**

**Milton:**  
\$160,000 to \$180,000  
**Country:**  
\$180,000 to \$220,000  
**Campbellville:**  
Large ranch up to \$400,000

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