

## WHAT IS A HOME INSPECTION?

A home inspection is a non-evasive, visual examination of a residential dwelling, which is designed to identify material defects within various components of the home.

It is intended to assist in the evaluation of the overall condition of a home. The inspection is based on observations of the visible and apparent condition of the structure and its various components on the date of inspection, and is not the prediction of future conditions.

A home inspection does not reveal every concern that exists or may exist in the future, but only those material defects observed on the inspection day.

## WHY IS A HOME INSPECTION IMPORTANT?

**Home Buyers:** Emotions can often affect buyers and make it hard to recognise any problems with their chosen home. A buyer needs a home inspection to point out various conditions of the home before final purchase and moving in.

**Home Sellers:** More and more sellers are opting to have a thorough inspection of their home before they first list their home for sale. First and foremost would be to have a home inspection for full disclosure. You will have demonstrated that you did what you could to reveal any defects within the home. Secondly, you will save money and hassle by being aware of any defects now rather than after you have negotiated the sale and are thus faced with potential costly repairs discovered during the buyers inspection. Defects discovered prior to a pending sale will permit you to shop for repair estimates rather than dealing with inflated estimates a buyer may present. Get your asking price by being prepared.

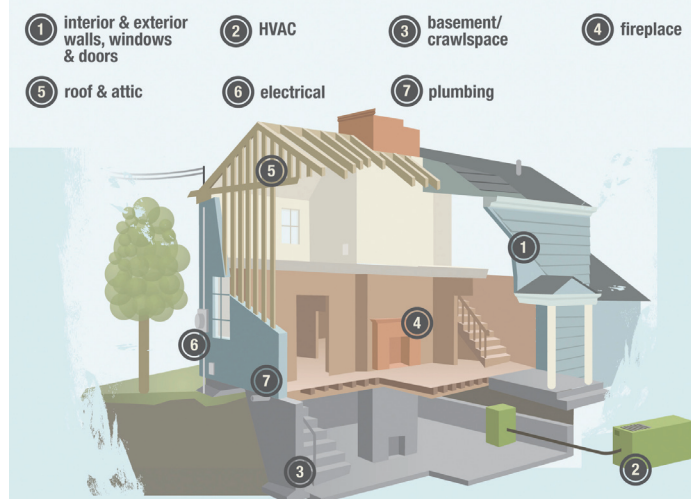
## INCLUDED IN YOUR INSPECTION

As a home inspector trained and certified by the International Association of Certified Home Inspectors (InterNACHI), I adhere to their comprehensive Residential Standards of Practice. This means that I will all of the following (when accessible):

- Roof, vents, flashings and trim
- Eaves, soffits and fascia's
- Gutters and downspouts
- Roof penetrations
- Decks, porches, railings and walkways
- Grading and drainage
- Foundation, basements and crawlspaces
- Heating systems
- Cooling systems
- Water shut-off valves
- Water heating system
- Plumbing fixtures and faucets
- Drainage sump pump (with accessible float)
- Electrical service line and meter box
- Main disconnect and service amperage
- Electrical panel, breakers and/or fuses
- Grounding and bonding
- GFCIs and AFCIs
- Fireplace damper door and hearth
- Insulation and ventilation
- Garage doors, safety sensors and openers
- Much more

## TIPS TO SPEED UP YOUR INSPECTION

- 1 Confirm that all gas, water and electricity are turned on and that gas pilot lights are burning.
- 2 Ensure that no pets will hinder the inspection and that family members know where they are at all times.
- 3 Replace all burned – out light bulbs.
- 4 Test all smoke and carbon – monoxide detectors. Replace the batteries, if necessary
- 5 Clean or replace dirty HVAC air filters and verify that filters fit properly and are secure.
- 6 Move wood, stored items and debris away from foundation walls.
- 7 Unlock or remove locks from areas that the inspector must access, such as fence gates, the attic access hatch or door, the electrical service panels, special closets, and/or the crawlspace door.
- 8 Confirm that all areas and components are accessible to the inspector by removing any items that may be blocking their safe access and evaluation.
- 9 Trim tree limbs back from the roof and shrubs away from the house
- 10 Repair or replace broken, damaged or missing items, such as door knobs, locks and latches, window locks, broken glass, window screens, anti-siphon devices on exterior faucets, clean out rain gutters and downspouts as required, and chimney flue caps.
- 11 Move vehicles from garage and driveway.
- 12 Clean ashes from the fireplace and remove items from the fireplace hearth areas.



## WELCOME TO HOUSE CHECK INSPECTIONS

Choosing the right home inspector can be difficult. Unlike most professionals, you probably will not get to meet me until after you hire me. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods, and yes, different pricing. One thing for sure is that a home inspection requires work, a lot of work. Ultimately a thorough inspection depends heavily on the individual inspector's own effort.

**I will use my skills, training and 30+ years of construction experience, to observe, report and explain issues found that can affect one of the most important purchases of your life.**

### CERTIFICATIONS & EXPERIENCE

Certified Member in good standing with Internachi, The International Association Of Certified Home Inspectors. Member # NACHI13093007

Ongoing required training from Internachi

Licensed carpenter (red seal)

Qualified building code designer BCIN # 3100

Past member of Tarion Home Warranty  
30 + years of construction experience  
(residential + commercial)

Present owner of residential building and renovation company



InterNACHI will pay up to US \$10,000.00 (maximum collective aggregate) for the cost of replacement of personal property lost (and not recovered, restituted or insured) during an inspection and stolen by a member of who had displayed the Honor Guarantee webseal (below) on his/her inspection business website and was convicted of or pled guilty (or no contest) to any criminal charge resulting from the member's taking of the personal property. Claimant agrees that the exclusive venue for any action against InterNACHI arising out of this Honor Guarantee is the District Court in Boulder County, Colorado. InterNACHI's Honor Guarantee is valid in all of the U.S. and Canada.



(519) 237-3559

ADDRESS: RR # 2 Dashwood,  
Ontario N0M 1N0

EMAIL: [housecheckinspect@gmail.com](mailto:housecheckinspect@gmail.com)  
WEB: [www.housecheckinspections.com](http://www.housecheckinspections.com)



Offering certified professional inspections  
in the Huron-Perth region.

**BERT VAN KRUISTUM**  
CERTIFIED PROFESSIONAL INSPECTOR

(519) 237-3559

ADDRESS: RR # 2 Dashwood,  
Ontario N0M 1N0

EMAIL: [housecheckinspect@gmail.com](mailto:housecheckinspect@gmail.com)  
WEB: [www.housecheckinspections.com](http://www.housecheckinspections.com)