

Your Home Inspection

A Home Inspection is an excellent means of gathering information on any property that you are considering purchasing. It will provide you with the details that you need to make a well-educated purchasing decision.

The inspection generally takes 3 - 4 hours, depending on the size of the building. I encourage you to attend your inspection so that I can describe the process, explain my findings, point out important maintenance items and answer any questions you may have.

I will inspect the structure, systems and components of the home or property to include all of the following, when visible and accessible:

- Roof Design & Condition
- Chimney Condition
- Flashing & Valleys
- Gutters & Downspouts
- Attic, Ventilation & Insulation
- Structural Components
- Exterior Cladding, including EIFS
- Patio, Porch & Deck
- Attached Garage & Driveway
- Electrical System
- Plumbing System
- HVAC System
- Ceilings, Floors & Walls
- Windows/Glazing
- Doors
- Foundation
- Basement/Crawlspace

Following the evaluation, I will compile all of the information in an easy-to-read report, which will include detailed descriptions and high-quality digital photos of any identified deficiencies. Your report will be available within 24 hours and often the same day. My job isn't finished until you understand everything in your report, so follow ups are always welcomed and encouraged.



HOME INSPECTIONS

Paul Kennedy
(705) 380 - 4764

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www.KennedysHomeInspections.ca

Customer Conveniences

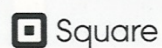
- Evening & Weekend Appointments Available
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*Proudly serving Muskoka, Parry Sound, North
Bay, Simcoe and surrounding areas*

Your Inspector

A home is one of the largest investments that is made in anyone's lifetime. Whether you're buying a new home or selling the one you're in, I will provide you with a comprehensive inspection and a detailed report you can rely on to make a confident decision.

When You Hire Me You Receive:

- Fully qualified Home Inspector with local knowledge and experience
- Member of the Canadian Association of Home & Property Inspectors (CAHPI) & Ontario Association of Home Inspectors (OAHI)
- Level 2 Onsite Visual Septic System Inspection Certification
- WETT Certification (#11094)
- Over 500 Hours in Inspection Training
- Carson Dunlop Residential Home Inspection Program Graduate
- OAHI Defect Recognition & Reporting Certification
- Locally owned and operated
- FREE RecallChek on ALL your present and future appliances
- Thermal imaging with every inspection to easily find unseen hot and cold spots for instant troubleshooting
- No added fees for travel time or expenses
- Available to serve you, 7 days per week
- Full, photo-rich, detailed report emailed to you within 24 hours
- Available any time after your inspection for questions or a follow up conversation

I am personally committed to raising the standards of your home inspection. If you're not satisfied with my service or don't believe my inspection report provides you with real value, I'll refund your money. It's that simple.

Paul Kennedy, Inspector



Services

Buyers Pre-Purchase Inspection

This is an excellent opportunity to become familiar with your potential future home, giving you some of the most important information needed to protect you and your family.

Sellers Pre-Listing Inspection

A home inspection isn't just for buyers! If you are selling your home you can gain valuable insight into its true condition from a qualified home inspector - before you even list it! You will be alerted to any defects before a prospective buyer discovers them giving you the time you need to obtain reasonable repair estimates and avoid those last minute negotiations and time delays. Included is an amendment to your final report to reflect any repairs you make, in addition to 50 copies of a single paged report summary for your open house handouts - a great marketing tool!

Home Maintenance Inspection

Your home is a valuable investment and failure to maintain it properly can cause damages and even downgrade its value. A Home Maintenance Inspection will identify for you those areas and aspects of your home that need attention, helping to prevent long-term and expensive damage from minor issues that can be easily remedied. My inspection will provide you with three lists:

- Required Items (*problems that need to be addressed immediately*)
- Deferred Items (*problems that should be dealt with soon*)
- Future Maintenance Items (*problems that should be noted, but are not urgent*)



Walkthrough Consultation

Not looking for a full inspection? Let me provide you with my professional knowledge while guiding you through the process of checking over your existing or future home for potential defects. Perfect if you are; on a budget, deciding between several properties or just looking for a simplified inspection. The consultation is quicker and less expensive than a complete inspection. You are encouraged to take notes as the consultation is only verbal and does not include a written report.

WETT - Basic Visual Inspection

Do you require an inspection for insurance purposes or the pre-purchase of a home equipped with a wood-burning appliance or fireplace? A basic visual inspection is a general overview of the readily accessible parts to determine if the system meets current regulations. As a WETT Certified Inspector I can perform this service separately or as part of your standard home inspection.

Septic Systems

The septic system is one of the most costly components of a home to replace and should be inspected once per year, including when the house has been listed on the market for sale or prior to purchasing. A septic system that has been adequately maintained can provide long-term, effective treatment of household waste. However, if it has been neglected it can fail at any time.

RecallChek - Included with all home inspections, for no additional charge!

Being covered means RecallChek will monitor for recalls on all of your existing appliances. What's more, any time you upgrade or change appliances all you have to do is update the information through your account and your coverage continues!

ORIGINAL HEAT & GAS

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