

How Will a Home Sweet Home Inspections Pre-Listing Inspection Benefit You?

- Home may sell faster!
- Home may sell for more money!
- No more buyers walking away because there may be a problem with the home.
- No more 11th-hour re-negotiations based on the inspector's findings.
- No more helpless feelings that an inspector has raised an issue that is not a big problem.
- No more buyers getting cold feet when they find out the home is not perfect.
- No more parade of inspectors through your home before a multiple-offer situation.
- You choose the inspection company and inspector based on reputation and credentials.
- You resolve any differences of opinion about the home before it goes on the market.
- Most, if not all homes, have room for improvement. Disclosing the condition of the home allows you to reflect the condition in the listing price, rather than have to negotiate again later when the issues are discovered.
- You fix any conditions identified (if you choose to) or get estimates from a qualified professional, or simply reflect it in the purchase price. This takes it off the table as a negotiating point against you.

Sell your home without the unnecessary headaches. Life is too short.

Visit our website for more information or to Book an Inspection Online:

www.homesweethome-inspections.com

“The prelisting inspection that Home Sweet Home Inspections provided for my Seller was very helpful in securing a fast sale for both parties. The report was very thorough and provided the buyer with a clear picture of the homes condition along with recommendations for future repairs. It was written in an neutral, professional and knowledgeable manner. Both Seller and Buyer were very satisfied with the ease of the transaction because the condition of the home was presented up front, eliminating the stressful renegotiation process that sometimes comes up after an inspection. Thanks Chris.”

ML, ReMax

200% Plus Guarantee

If you feel the home inspection we provided was not thorough, proper or complete, you can hire another inspection service to inspect your home within 72 hours, inspecting strictly to CAHPI standards. If they find something significant in a Major System*, that we missed, we will refund your inspection fee, and pay the other inspection company up to the amount of the original inspection.

“Give Us 5% of your confidence, and we will earn the other 95%!”

**Major Systems are defined as those defined in the CAHPI(BC) Standards of Practice.*

Home Sweet Home Inspections Ltd.



Is owned and operated by Christopher Stockdale, a Registered Home Inspector, with life-long experience in the building trades, Chris is committed to furnishing homebuyers with as much of the pertinent information needed to make informed decisions. He stands behind every Home Sweet Home Inspection. With over 15 years experience, Home Sweet Home Inspections is trusted by Realtors to inspect their homes.

We accept



For your fair, thorough and unbiased home inspection with a comprehensive, easy to understand report, CALL:

Home Sweet Home Inspections Ltd.

604-271-2005

info@homesweethome-inspections.com
www.homesweethome-inspections.com



Home Sweet Home

INSPECTIONS LTD.

604-271-2005

Delivering



Peace

of Mind

GUARANTEED!

“The inspection and report were 1st class. Chris was excellent and very professional.”

L. Stevenson, Vancouver

*It's just good business
to discover what's
wrong with a property
BEFORE
you buy OR sell it.*

Knowing the problems with a home before making an offer means you can usually negotiate the cost of repairs into a lower selling price. Providing your home inspection is thorough, it will often more than pay for itself with the money you save.

When you think of the hundreds of thousands, often millions, of dollars that a home can cost these days, and the sky-high rates for home repairs, the money spent for a thorough, professional home inspection can easily be considered an investment, not an expense.

No professional real estate person would ever consider buying a property without a thorough inspection.

(In fact, a huge percentage of the Lower Mainland's best real estate agents hire us, Home Sweet Home, to inspect properties they are considering for themselves personally.)

“Thank you for this report, it's absolutely fantastic. Much more thorough than I thought it would be. The recommendations you've made are great and if I'm the lucky new owner, they will be implemented! I'm putting the offer in this afternoon, so we all have our fingers crossed. Thanks once again for coming on such short notice, I really appreciated it.”

Challa

Following the on-site inspection, we provide you with a detailed written report of the property - not just a checklist. Our reports include conclusions and recommendations based on our findings; a digital photo overview of the site and buildings; digital reference photos and captions detailing any areas that require attention; a recommended home maintenance schedule and tips for maintaining a safe and sound home. We also include pertinent material as appendices to help illustrate why a problem is a problem or how to prevent a problem. As a courtesy we can email the report and photo reference to your realtor or other advisors such as bankers or relatives. To view an actual report, please visit our website at www.homesweethome-inspections.com.

- ✓ Computerized report for easy e-mailing as a PDF
- ✓ New report format with more digital photos
- ✓ Maintenance and repair suggestions included in the report
- ✓ Live receptionist
- ✓ Extended office hours
- ✓ Flexible scheduling
- ✓ Infrared inspections available for moisture ingress, heat loss
- ✓ 200% Guarantee

Who pays us and what does it cost?

We are paid by you, the prospective buyer. Although a realtor may refer us, you are our client. This allows for an independent, conflict-free, inspection of your prospective new home.

Our fees are based on the time required to conduct a thorough inspection and prepare a detailed report of our findings. Ultimately, inspecting a home comes down to knowledge and thoroughness. Both require time and dedication. Price, therefore, is usually a poor basis for selecting a home inspection company.

It is utterly pointless to save \$100 on an inspection if it ends up costing you 1,000 of dollars in later repairs!

Call 604-271-2005 for a free, no obligation quote.

Types of Inspections Provided by Home Sweet Home Inspections

- Pre-Purchase
- Pre-Listing
- Infrared for: heat loss, moisture ingress, electrical problems.
- Commercial Inspections
- 1/2/5 year warranty
- Insurance inspections
- Pre/Post Renovation inspections
- Post Fire/Flood repair
- Single Element
- Indoor Air Quality
- Pools

Why do a Home Sweet Home Inspection?

Many home buyers believe that it is the role of government regulatory authorities to ensure that new buildings are properly constructed and that older buildings meet current standards. This is simply not the case. Building codes are designed to ensure that buildings meet health and safety standards. Even in the rare jurisdiction where they are vigorously enforced, these regulations do not guarantee overall construction quality. Plumbing, wiring and roofing may not have been inspected thoroughly or at the right stage of construction. Design, workmanship, finishes, landscaping and driveways are all areas which are not covered by regulations, and are often the focus

“The report was exceptionally thorough, complete and helpful. The format was so easy to read and detailed.”

M. Meyer, Vancouver

of complaints by new home owners. Any one of these, or a host of other elements, could cost you an arm and a leg.

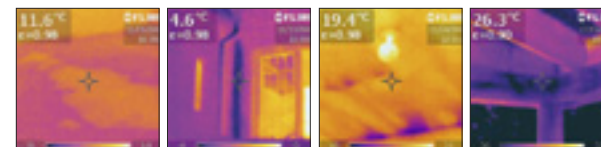
One way you can reduce the risk of a bad decision and find peace of mind is by having your prospective home inspected by Home Sweet Home Inspections. Get an experienced and objective professional working for you - and you alone.

“You were very thorough - I've purchased many homes over the years and your information was the best of the bunch.”

Marian Rankin

Infrared Inspections

- Fast, non-invasive, safe - minimizes need for building disassembly
- Find moisture sources and structural problems quickly
- Locate heating & cooling losses with pinpoint accuracy
- Minimize disturbance of occupants and ongoing operations
- Generate reports of inspection results in seconds
- Facilitate the selection of agencies and trades for restoration
- Repair with maximum speed and assurance
- Document as built or post-repair/restoration condition
- Protect against frivolous complaints
- Provide evidentiary basis for fair settlements
- Provide competitive advantage for restoration firms



“We liked the details and full coverage of the report, and also the speed at receiving the full written report.”

T & P Furlong, Vancouver

What is a Home Sweet Home Inspections Pre-Listing Inspection?

Home Sweet Home Inspections Pre-Listing Inspection is a home inspection that is performed before the house goes on the market. In a few cases the inspection has been completed after a home has been listed to assist in the marketability of the home. The benefits of this inspection help create a powerful marketing tool that can be used during the process of selling a home.