

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.

Our Inspections Include:

- General safety and security
- All rooms in the interior living space
- Building envelope, framing, structure
- Siding and soffits
- Doors and windows
- Foundations and crawl spaces
- Attics and garages
- Chimneys
- Walkways, patios, decks, driveways
- Perimeter drainage

We also test mechanical systems:

- Electrical service
- Plumbing and hot water supply
- Heating equipment
- Fireplaces
- Custom installations, such as saunas or hot tubs

For condos and townhouses we:

- Review of strata council minutes to identify possible problem areas and assess maintenance schedules
- Inspection of all accessible common areas
- Visual inspection of the common mechanical systems such as life safety systems.
- General overview of roof and building envelope

Please visit our website to view our Fee Schedule or Book an Inspection Online:
www.homesweethome-inspections.com

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

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 has a Bachelor of Science degree, is a graduate of BCIT's Home Inspection Program and brings years of experience as an independent contractor and inspector to every home inspection he undertakes. You are assured up-to-date inspection knowledge as Chris regularly attends course updates and professional seminars. With over 3,000 inspections to his credit, Home Sweet Home Inspections is trusted by Realtors to inspect their homes.

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

L. Stevenson, Vancouver



For a fair, honest and thorough 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

“Chris discovered a potential deal breaker during a pre-listing inspection that my client had repaired before her house went on the market. It sold in a few days.”
Victoria Bell, Dexter Associates

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

Building



Peace

of Mind

Home Sweet Home
INSPECTIONS LTD.

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.)

Home Inspection Companies are not created equal.

Ultimately, inspecting a home comes down to knowledge and thoroughness. Both require time and dedication.

There are companies that in their eagerness to charge less, do less. Many offer a much less comprehensive package. Some simply use checklists, leaving the buyer to figure out what to do. The frequent result is that you may not learn problems that are laying quietly in wait for you until you own the place. (That's bad.)

We offer recommendations on how to repair a problem and whom to call. (All contractor referrals are contractors that we have worked with over the years)

Price, therefore, is usually a poor basis for selecting a home inspection company.

“Home Sweet Home’s pre-listing inspection was a valuable tool for my seller’s giving more piece of mind for all parties involved in the stressful multiple offer situations that are so prevalent in today’s market.”

Mary Ellen Maasik, Sutton Westcoast

How to choose a reputable Home Inspection Company.

A good place to start is to speak to some reputable realtors or mortgage brokers. Ask them who has a reputation for reliable, honest and thorough home inspections.

Don't be surprised if many of them recommend Home Sweet Home. Our reputation has grown quickly over the past seven years.

Ask to see reports the company has made for others and examine them closely.

Do they have documentary photos of all the key areas?

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

M. Meyer, Vancouver

Is the language the same in all of them? Do they have a 'cookie-cutter' feel? *(That's a bad sign.)*

If so, be wary.

Is the price in the right zone? Beware of low-ball pricing. A proper inspection requires thoroughness and thoroughness takes time and a meticulous attitude.

It is utterly pointless to save \$100 on an inspection if it ends up costing you 1000's of dollars in later repairs!

What you can expect from an inspection by Home Sweet Home

Home Sweet Home's in-depth inspection process includes a comprehensive visual examination of the home's physical structure and mechanical systems, supported by basic testing of functional components.

It covers all the main areas of concern to homebuyers, from basement to rooftop, and takes a minimum of three to four hours to complete -



sometimes even longer. Our inspections and reports comply with CAHPI (BC) requirements.

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.

We will call back free if something comes up after the original inspection.

Pre-Listing Inspections for Home Sellers.

Pre-listing inspections make your home easier and faster to sell! An inspection can prevent surprises from cropping up at closing time and provide prospective buyers with an atmosphere of good faith and confidence. By knowing about problems in advance, you can then decide if you wish to fix the problem or disclose it to the buyer.

Pre-listing inspections are a very strong selling point for sellers. An inspection can prevent surprises from cropping up at closing time and provide prospective buyers with an atmosphere of good faith and confidence. By knowing about problems in advance, you can then decide if you wish to fix the problem or disclose it to the buyer. Pre-listing inspections make your home easier and faster to sell!

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

T & P Furlong, Vancouver