



**inspectR**

*Making it Happen*

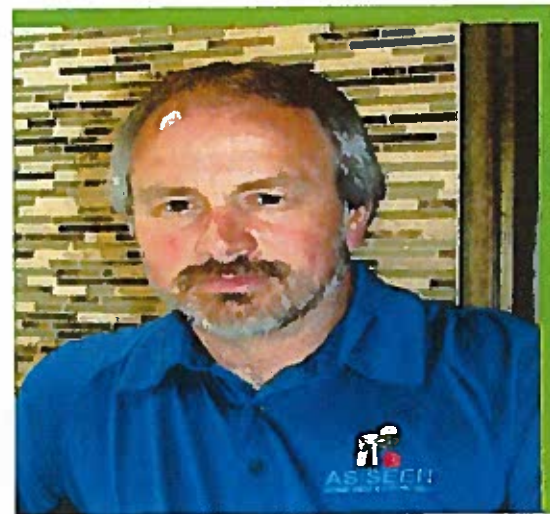
inspectR represents *Qualified Home and Property Inspection Companies* right across Canada. Our role is to maintain consumer confidence by ensuring that our home inspection partners have the qualifications and support necessary to operate a business in this Industry. Because our national compliance standards are the highest in the Country many home inspectors simply don't meet our criteria. The ones that do are recognized as *Partners of the Canadian inspectR Partnership* whom ensures that they meet all *Provincial Certification and Licensing* requirements; that they carry the highest limits of *Professional Liability Insurance* with No Claims; and that they *Warranty* their services. If you are reading this brochure you made the right choice. You are in fact dealing with one of the very best home inspectors in Canada.

## AS SEEN HOME INSPECTION inspectR Partner for Halifax, NS

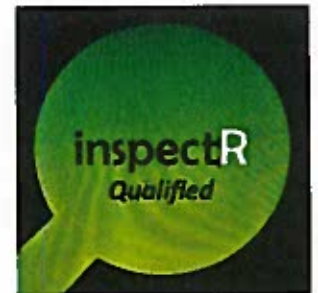


### ABOUT ME

I am an active Home and Property Inspector primarily servicing Halifax and the surrounding areas. My company offers all of the basic inspection services you would expect and we generally provide our services to Banks, Realtors, and Property Managers but mainly to Buyers and Sellers like you. I consider myself a professional and my combined training and years of experience in the construction and renovation industry have been very useful in my home inspection business. Purchasing a property is a big deal and I really enjoy helping my clients work through that process.



My company joined the **CANADIAN INSPECTR PARTNERSHIP** in 2016 because I wanted to be part of a professional organization with cross Canada representation that offers quality training and support and helps me connect with other inspectors.



[www.asseenhomeinspection.ca](http://www.asseenhomeinspection.ca)

Ph: 902-809-7220 Email: [ken@inspectR.ca](mailto:ken@inspectR.ca)

<b>inspectR</b> <b>Choice Services</b>	<b>BASIC</b> VISUAL INSPECTION	<b>OPTIONAL</b> ADD ON SERVICES
Electrical Panel/Meter Socket/Main Service	X	
GFCI and AFCI Receptacles	X	
Heating Systems/Furnace/Boilers	X	
Hot Water Tank	X	
Plumbing Systems/Drains/Water Meter	X	
Faucets/Toilets>Showers/Sinks	X	
Sumps and Pumps	X	
Water Volume Flow and Pressure Test		X
Water Quality Test Kit		X
Septic Systems Test Kit		X
Radon Gas Test Kit		X
Asbestos Test Kit		X
Mold Test Kit		X
Air Conditioner/Heat Pump/Furnace – Run Test		X
Test all Appliances/Warranty/Recalls		X
Roof/Flashing/Skylights/Chimney	X	
Roofing Shingles/Shakes/Tiles	X	
Attic/Vents/Insulation/Structure	X	
Exterior Foundation	X	
Basements and Crawl Spaces	X	
Barns/Out Buildings/Detached Garages		X
Detached In-law Suites or Rental Units		X
Fireplaces/Wood Stove Clearances	X	
Solid Fuels WETT Certification		X
Windows/Openers/Seals	X	
Garage Door/Operators/Sensors	X	
Siding/Gutters/Down Spouts/Facia/Soffit	X	
Sidewalks/Driveways/Decks/Stairs/Porches	X	
Thermal Imaging Camera		X

Our services vary across Canada and in some cases may be omitted due to local regulations or weather conditions so please consult with your local inspectR Partner first.

# Need a **Competitive Edge?** a **Pre-Sale Inspection** can make it happen

Remember there is no perfect property so minor problems are to be expected and not generally an issue with the buyer. The real risk is that any major deficiencies will likely be a concern for the buyer whom will likely want to recover these costs up front by driving the sale price down. This is not a good scenario for either party. The best deal for the buyer and the seller is to take the major deficiencies out of the negotiations before the property is put on the market.

Why not consider having your property inspected before you sell it or list it with a realtor. In order to set yourself apart from everyone else you need an ace up your sleeve. A niche in the real estate market. The **inspectR Pre-Sale Inspection** will absolutely make your property stand out.

Too often we do the same thing. We put the property on the market, a buyer comes along and makes a good offer. Great! But hold on. The buyer has conditions. They want the property inspected by an *independent and qualified property inspector*. This is where the buyers offer takes on a new twist. This usually has nothing to do with the inspector. If he/she does their job they will likely discover both minor and perhaps some major issues that nobody expected or were aware of. What can you do? The **inspectR Pre-Sale Inspection** changes the scenario in your favor. We will complete a comprehensive inspection of the property and discuss the details of the report with you so that you can get out in front of any surprise major deficiencies before you market your property. This way the next offer you accept will be closer to your asking price.

The buyer can view your inspection report and saves the cost and the delay associated with it. The buyer can also close on a property immediately without conditions, because there are no major issues or delays with obtaining another home inspector. The seller initially pays for the property inspection but recovers it in the asking price. There are no delays, conditions or surprises after the offer which translates into the full asking price. The realtors and lawyers can now close on the purchase and quickly wrap things up for the buyer and the seller.

So if you are considering selling your property the **inspectR Pre-Sale Inspection** is your guaranteed win win competitive edge.

The logo for inspectR, featuring the word "inspect" in a bold, black, sans-serif font, followed by a large, white, bold "R" that is partially enclosed by a green, curved shape resembling a hill or a roofline. The background of the logo is a solid green color.

# BuyR Beware

This term generally applies when purchasing a property. So it's important that your purchase and sale agreement clearly state that your offer is "Subject to a Property Inspection by a Qualified and Insured Home Inspector". This provides you with options in case defects are discovered by our inspectR Partner prior to the purchase. **REMEMBER THERE IS NO PERFECT PROPERTY SO THERE WILL ALWAYS BE ISSUES, BUT THEY DON'T HAVE TO BE ALARM BELLS, BECAUSE EVERYTHING CAN BE REPAIRED.** When it comes to a Purchase and Sale Agreement you may want to rely on a Realtor or a Lawyer to provide this document. If you need help finding someone we can assist you and recommend a professional.

## R You Completely Safe?

Unfortunately there can be health hazards associated with purchasing any property and new properties aren't exempt. These are 5 very important additional tests that should not be overlooked. Our inspectR Partners can make an on-site assessment prior to the inspection and provide you with options.

**Water Testing:** If you are not on municipal service your water is likely coming from a well where contamination from insects, rodents, bacteria, or fecal coliform and poor volume are factors. Our DIY Test Kit will help determine if you have plenty of clean water that is safe to drink.

**Septic System Testing:** If you are not on municipal sewer service you likely have a septic tank with an effluent discharge system which can be checked with our DIY Test Kit to help determine if its functioning properly with no contamination to the property or the water supply.

**Radon Gas Testing:** This invisible and odorless gas comes from naturally occurring Uranium in our basement soils which may be radioactive. We can provide a DIY Test Kit to identify the presence of the gas and point out your options for removal.

**Mold Testing:** This form of harmful contamination may be present in walls, ceilings, attics, and basements and can be identified with our DIY Test Kit so that a plan can be made for safe removal and steps can be taken so it doesn't return.

**Asbestos Testing:** Typically found in some forms of attic insulation or in and around older heating systems, asbestos can still be found in many parts of Canada. So it only make sense to use our DIY Test Kit to rule out any concerns whenever its' presence is suspected. Your inspectR Partner can provide the details.

## Quick \$ Reference for Home Repairs

### Chimney

replace chimney/skylight flashing	\$600.00
re-point brick or stonework	\$50.00/lin. ft.
replace brick or stone	\$350.00/lin.ft.
install new chimney liner	\$2800.00

### Exterior

replace aluminum eaves trough	\$11.00/lin. ft.
replace soffits/facia	\$15.00/lin. ft.
replace basic vinyl siding	\$10.00/sq. ft.
replace basic deck railing	\$30.00/lin. ft.
replace basic wooden stairs	\$700.00

### Foundation

re-parge exterior wall	\$20.00/lin. ft.
replace weeping tile	\$100.00/lin. ft.
repair or reseal minor cracks	\$500.00
damp-proof wall below grade	\$200.00/lin. ft.

### Electrical

reinstall fan or light fixture	\$125.00
replace electrical receptacle	\$125.00
replace GFI bathroom/kitchen receptacle	\$200.00
add a new receptacle	\$200.00
replacement bathroom exhaust fan	\$500.00
replace faulty circuit breaker	\$125.00
replace electrical panel	\$1200.00
upgrade to 120V service	\$2100.00
upgrade to 200V service	\$3100.00
replace meter socket	\$700.00
replace rooftop service mast	\$2000.00
trades person labor rate	\$80.00/hr.

### Roofing

replace 20 yr. asphalt shingles	\$10.00/sq. ft.
replace cedar shingles	\$15.00/sq. ft.
replace roof plywood sheathing	\$15.00/sq. Ft.
replace basic skylight	\$1000.00
trades person labor rate	\$100.00/hr.

### Plumbing

replace galvanized water line	\$20.00/lin. ft.
replace buried water main	\$60.00/lin. ft.
replace sewer main	\$60.00/lin. ft.
replace bathroom sink basin	\$500.00
replace kitchen sink	\$700.00
replace standard faucets	\$300.00
replace standard toilet	\$500.00
replace basic stand-up shower	\$2000.00
replace submersible sump pump	\$500.00
trades person labor rate	\$80.00/hr.

### Heating/Cooling

replace basic oil boiler	\$5000.00
replace basic gas furnace	\$3000.00
replace 1000 liter oil tank	\$1100.00
replace stand-alone A/C unit	\$1000.00

### Miscellaneous

replace bath/bedroom window	\$500.00
replace picture window	\$2000.00
refinish hardwood floors	\$7.00/sq. ft.
pump out septic tank	\$400.00
repaint house interior	\$5000.00
replace garage door opener	\$700.00

This quick reference chart should only be used as a guide in order to establish a base line of cumulative repair costs common to most properties and it assumes that the work is being conducted by licensed trades person(s).

# inspectR Client Agreement

# Invoice 0012361

Client Name (s) \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ Prov. \_\_\_\_\_ Postal \_\_\_\_\_

The client has agreed to retain inspectR to conduct a non-invasive visual inspection of the property on \_\_\_\_\_ (Date/Time) for the sum of: Cost of Inspection with Tax \$ \_\_\_\_\_.

This inspection agreement may exclude some areas which are specifically outlined in our inspection report and or described here: \_\_\_\_\_ Client Initials \_\_\_\_\_.

The client agrees to the following terms and conditions by inspectR: That we will perform our services in a professional manner, in conjunction with our Code of Conduct [www.inspectr.ca](http://www.inspectr.ca) and upon completion we will provide the client with a written report, on the day of the property inspection or the following day, outlining our observations however, our inspectR Partner determines the method and time of payment prior to releasing the report to the client, and the report remains our exclusive property until the fees have been paid in full, and that whomever signs this agreement personally guarantees full payment of the fees due, including, only if necessary, all legal and collection costs for non-payment.

The results of the report is based only on the services purchased, as defined in our brochure and on our web site, and the client is fully aware of and agrees to the services being provided. Our report is considered as supplementary in nature to any additional disclosures required by those parties directly involved in the sales/purchase process.

inspectR and the client recognize that the services performed and the report do not constitute a warranty or statement, of guarantee as to the habitability, proposed usage, sales aspect, performance or suitability, in any event, which are expressly excluded from this agreement. Apart from the referral to our affiliate companies, we will not directly perform any repairs, maintenance, modifications or renovations of any kind or nature while executing and reporting on the services requested by the client. We will assume no liability whatsoever relative to areas that are not inspected or not accessible; or the cost of repairs/replacement of deficiencies/defects of any component(s) whether visible or unseen, reported or unreported, before, during or after the service has been provided; nor do we move or remove furniture, boxes, clothing, appliances or any other item during the course of the inspection and the client agrees.

inspectR and the client agree that, in the event of a claim against us, by the client or any other party, for breach of his agreement; the damages and or compensation will be exclusively limited to the amount of the total fees paid to us for the service; and the client hereby waives their right to make any other claims for compensation. It is mutually agreed that an error or omission must be identified within 90 days of this agreement, with notification to us at [support@inspectr.ca](mailto:support@inspectr.ca) to begin the Client Review Process and access to the property. After this time any claim will be expressly invalid. The jurisdiction and county for any litigation will be at the principle office as determined by us and in the event of a failed claim, the client and or claimant agree to compensate us for damages including all miscellaneous costs and litigation fees.

Apart from our affiliates we will not share the details of the report with any other party without your consent. If sample(s) are collected on site by inspectR for radon gas/asbestos/mold/water/septic etc., it is done so with the seller's permission and that obtaining such permissions as well as testing and or laboratory analysis of the sample(s) is the sole responsibility of the Client.

Plus these optional extras: \_\_\_\_\_ for the added sum of: \$ \_\_\_\_\_

Paid By: Cash – Visa – M/C – Wire – Email – Cheque # \_\_\_\_\_ Other: \_\_\_\_\_ NEW TOTAL \$ \_\_\_\_\_

X \_\_\_\_\_ x I have already read and signed a digital copy of this Client Agreement.

Client Signature(s)

X \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

Client Name(s) please print

Client Signature(s)

Date

X \_\_\_\_\_ Home Inspector Name please print

X \_\_\_\_\_ Home Inspector Signature

X \_\_\_\_\_ Date

BUSINESS NAME: _____	PROV. BUIS. LISCENSE _____
BUSINESS ADDR: _____	
BUSINESS CONTACT PHONE: _____	EMAIL: _____

# inspectR

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Contact us  
for more information

Email: [info@inspectr.ca](mailto:info@inspectr.ca)