

If you are not completely satisfied at the end of the inspection, you don't have to pay me

We inspect everything from top to bottom in between as per standards of Practice

Alliance Home Inspections



Frequently Asked Questions

1. What are your inspectors' qualifications?

Our professional home inspection professionals are highly trained and Carson Dunlop-certified to provide our customers with outstanding service and quality advice. Carson Dunlop offers the best training in the industry by combining in-class and hands-on technical training.

2. What do you look at?

We inspect the major systems of the house. These include the Roof, Exterior, Structure, Electrical, Heating, Cooling, Plumbing, Insulation and Interior. Our goal is to identify the significant issues that would affect a typical purchaser's buying decision.

3. If it's really bad, will you tell us not to buy the house?

Our goal is to report fairly on the condition of the house identifying potential repairs and expenses. We provide clients with the information to help them make an informed decision. Ultimately, the buying decision is made by you.

4. Can I follow along?

Most certainly. Clients tell us this is one of the most helpful parts of our Home Inspection. You get the benefit of a one-on-one education session with a highly-trained consultant who will answer your questions and provide tips for keeping your home comfortable, safe and operating efficiently.

5. How much does an inspection cost?

Our competitive fees are based on many factors, including the age and size of the house, the type of inspection you need and area in which you're having the inspection. We also have different price points for professional inspectors and for professional engineers.

6. What is included in the fee?

- Inspector with great communication skills who can answer your questions.
- An on-site examination of the major systems of the home.
- A full colour, written report delivered by email the same day as the inspection, including photos, illustrations and an easy-to-read format that takes the guesswork out of what's important and what's not.
- Access to our consultants to answer any of your questions for as long as you own the home.

7. How long does an inspection take?

A typical home inspection takes between 2 to 3 hours. Some older and /or larger homes can take longer.

8. Do you provide a report?

We have a comprehensive web-based reporting system that produces an exceptional, easy-to-read report. This system was created by Carson Dunlop and is used by home inspectors across North America. The report includes not only a description of the home but documents our observations and recommendations. The report includes colour illustrations and photographs, as well as links to relevant reference materials.

We Serve :

Vancouver, Abbotsford, Aldergrove, Burnaby, Chilliwack, Cloverdale, Delta, Fort Langley, Langley, North Vancouver, Surrey, Tsawwassen, West Vancouver, White Rock,

CLIENTS WRITE. . .

"Just wanted to thank you so very much for your excellent inspection...You are very detailed and knowledgeable. The forms you use are excellent and your communication skills are awesome...You spotted things we never would have noticed. This would have been our fourth house and we never used a home inspector before. After today, we will always use one and we guarantee, if we do purchase another one, that it will be you that inspects it. If we hear of anyone thinking of purchasing a resale home, we will stress the importance of an inspection and definitely recommend you." - Preet

My Promise to you

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. If you honor me by permitting me to inspect your new home, I guarantee that I will give you my very best effort. This I promise you.



"I include a free home maintenance book with every inspection."

Our Services

- Pre-Listing Inspection
- Pre-Purchase Inspection
- New Home Inspections
- Pre-Occupancy Inspection
- Warranty Inspections
- Thermal Imaging



Book your Home Inspection Today

Call 778-710-2030 www.homeinspectorbc.ca

RESIDENTIAL & COMMERCIAL INSPECTIONS

LICENCED , INSURED AND CERTIFIED

RESIDENTIAL AND COMMERCIAL PROPERTY INSPECTION SPECIALIST

Home Inspection Include

ROOF SYSTEM

- Roof covering.
- The roof drainage systems.

EXTERIOR

- The exterior wall covering, flashing, exterior trim.
- The exterior doors, windows and window wells.
- The attached decks, balconies, steps and porches.
- Eaves, soffits, and fascias, where accessible from the ground level.
- The grading around the house.
- The down pipes and the down pipes extensions.
- The garage gas proof, the garage doors and garage door
- Drive ways and walk ways.
- Basement walk-outs.

STRUCTURAL SYSTEM

- The accessible structural components of the foundation.
- The floor structure, wall structure, ceiling structure.
- Roof structure (trusses, joists and metal & wood sheeting).
- Steel beams, wood beams and columns.
- Suspended concrete floor slabs and slab on grade.
- Wall bearing and joist hangers.
- Cracks in the foundation walls, settlement and frost up-lift.
- Under ground garage leaks and basement leaks.

ELECTRICAL SYSTEM

- The service drop, service equipment and the service grounding.
- The interior components of service panels and sub panels.
- Location of the main electrical panel.
- The size of the service.
- The ground and arc fault circuit interrupters (GFCI) & AFCI.
- Representative number of electrical outlets.
- The type of the distribution wiring (copper, aluminum or knob &

HEATING SYSTEM

- The heating equipments (roof tops, furnaces, boilers)
- Furnace efficiency (conventional, mid efficiency & high efficiency).
- Type of fuel (gas, oil, electricity).
- Baseboard heaters, fan heaters, radiant heat.
- Air filters and electronic, electrostatic air filters.
- Adequate air for combustion.
- The vent system and the flues.
- Duct system (air supply & air return).

AIR CONDITIONING SYSTEMS

- The central air conditioning systems

PLUMBING SYSTEM

- The location water meter and the main shut-off valve.
- The interior water supply and distribution systems.
- The functioning of all plumbing fixtures and faucets.
- The location of the hose bib shut-off valve (inside the house).
- The water pressure.
- The location of the main floor drain.
- The condition of the caulking & grout in the showers & tubs.

INSULATION

- The insulation in the attic.
- The insulation and vapour barriers in unfinished spaces.

VENTILATION

- The ventilation of attics.
- The mechanical ventilation systems for the washrooms & kitchens.
- The ventilation of the furnaces, hot water tanks & dryers.
- Check vent pipes to make sure they discharge outside of the
- Check that the vent pipes are insulated to avoid any condensation.

INTERIOR

- The walls, ceilings, and floors.
- The steps, stairways, hand railing and railings.
- Representative number of doors and windows.
- Presence of smoke alarm and carbon monoxide detectors
- Evidence of water leaks in the basement.
- Evidence of water leaks around the windows.



Alliance Home Buyer's Inspection is a comprehensive evaluation of over 400 items in the house from the roof to the basement. The inspection and written report give you an essential piece to the home buying puzzle. We encourage you to attend and participate in the inspection.

Our Inspection Report: Buyers receive the report electronically on the day of the inspection. Our Inspection Reports elegantly simple and high-quality that provide clear and concise information including:

- * A summary page with key findings.
- * Improvement recommendations for conditions, with time frames.
- * Photos and colour illustrations for clarity.
- * Reference material to help people understand how their home works, life cycles and and critical maintenance tips.

Pre-Inspected "Move in Certified"

The Benefits of a Pre-sale Home Inspection:

- Reduce your liability with full disclosure.
- Provides your purchasers with peace of mind of the inspection.
- Helps the transaction to go through smoother.
- Helping you to find existing issues.
- Eliminate last minute surprises or negotiations.
- Protect yourself from over estimated costs by the buyers.
- We re-inspect the items that you wished to repair.

Reassurance to perspective buyers that there will be no surprises with your home



Thermal Imaging Inspections



Thermal imaging home inspections are a part of every full Alliance Home inspection. We use state-of-the-art thermal imaging cameras to find problems not visible to the naked eye. Differences in temperature appear as color variations which provide us with crucial information that could range from insulation and electrical problems, to hidden water damage, and even many structural concerns. Infrared technology is not x-ray vision. We cannot 'see through' walls, objects, or other finished surfaces. However, the technology, when applied competently, is often successful in identification of deficiencies that could easily be missed using traditional inspection methods.



Protect Your dream home with an 11th Month warranty Inspection

Most builders offer a one-year warranty on a new home. We'll come out during the 11th month and perform a full home inspection before the builders warranty expires.

You will receive a comprehensive report, on the date of the inspection, Armed with this information, you can take any necessary steps to hold your builder and his subcontractors to their warranties while they are still in force.

An infrared thermal imaging inspection can identify and document:

- Energy loss and efficiency
- Unknown plumbing leaks
- Hidden roof leaks, before they cause serious damage
- Electrical faults before they cause a fire
- Overloaded and undersized circuits
- Circuit breakers in need of immediate replacement
- Missing, damaged, and/or wet insulation
- Heat loss and air infiltration in walls, ceilings, floors,
- Heat Loss in windows and doors
- Water and moisture intrusion that could lead to mold
- Possible rodent or pest infestation
- Air conditioner compressor leaks
- Under fastening and/or missing framing members
- Structural defects
- Broken seals in double pane windows
- Dangerous fluid leaks
- Damaged and/or malfunctioning radiant heating systems
- Overheated equipment

\$50

* Limited One Per Home Inspection

Present This Coupon and Get \$50 Discount.

Book your Home Inspection Today
Call Ravi 778-710-2030
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email ravikainth@gmail.com

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