

## 12 EXCELLENT REASONS TO HIRE ALL POINTS HOME INSPECTION INC.

1. Unlike almost all other companies, **Gary Luney RHI** has performed over 6,000 home and building inspections including more than 500 “**Tarion**” new home warranty inspections since 1986. Gary is now one of the longest continuous practising home and building inspectors in Toronto and also Canada.
2. Unlike most companies, **All Points Home Inspection** founder **Gary Luney’s** unique background brings a wealth of experience to the table including over 20 years in the building construction business both as a journeyman carpenter and also condominium property management. Gary is a 1987 founding member in Toronto of Canada’s first home inspection association, the **American Society of Home Inspectors (ASHI)** with the designation **ASHI Certified Inspector**, membership #1483 and was honoured in 2007 for 20 years of continuous Full Membership. In addition, Gary is also a 1994 founding charter member of the **Ontario Association of Home Inspectors (OAH)** with the fully accredited designation **Registered Home Inspector (RHI)** membership #000015 and, more recently, has become a **National Certificate Holder** Registration #NCA 00314. This is a requirement for full national membership in the **Canadian Association of Home & Property Inspectors**, including British Columbia’s stringent new **Home Inspector Licensing Regulation** requirements.
3. Unlike most companies, we will also tell you *what requires repair, when it should be done* and *what it will cost*, including “**ballpark**” budget repair cost estimates covering a long five-year timeframe, exceeding the Ontario Association of Home Inspectors “**Standards of Practice**” guidelines. This will help you make a more informed buying decision concerning your questions as to how long the furnace, air conditioner and roof will last, and how much they will cost. Interestingly, according to OAH home inspector surveys, only 20% of home inspection companies provide the additional benefit of “**ballpark**” budget repair cost estimates.
4. Unlike many companies, we have a 26-ft ladder, if required, which is high enough to inspect the roofing up close on a 2-storey house so we can more accurately ascertain not only the condition but also, more importantly, the remaining life expectancy and timeframe for anticipating costly roofing replacement. The use of a long 26-ft. extension ladder again far exceeds the “**Standards of Practice**” guidelines. Interestingly, why do some of Toronto’s most expensive home inspection companies not have a ladder high enough to reach a two-storey roof?
5. Unlike most companies (according to one very surprised real estate agent who said other inspectors do not open the main electrical panel cover plate), we always take the time to remove the main electrical cover plate as shown to find any important safety-related **Electrical Code** infraction issues such as corrosion, overfusing, double tapped overloaded circuits, burnt wiring, and aluminum wiring,

etc. In addition to checking electrical wiring and outlets throughout the house, important insurance company issues will also be addressed such as outdated 60- and 100-amp fuse panel services, aluminum wiring and, more importantly, pre-1950s houses with very costly-to-replace knob and tube wiring.

6. Unlike most companies, **All Points Home Inspection** will not only tell you the age, function and failure probability of the air conditioning system but we will also take the time to measure the actual AC temperature drop, weather permitting, using a digital thermometer to confirm if the system is working properly. Also, the furnace will be fired up with special attention not only concerning age, condition and failure probability but also if there are functional heating outlets in each room including location and number of functional air returns throughout the house. These additional steps exceed the “**Standards of Practice**” of both the **Ontario Association of Home Inspectors** and the **Canadian Association of Home & Property Inspectors**.

7. Unlike some companies, we use a digital electronic moisture/leak meter (again exceeding the Ontario Association of Home Inspectors “**Standards of Practice**” guideline requirements) as shown to locate potentially very costly-to-repair roof leaks and, much more importantly, foundation leaks hidden behind finished basement walls, leaks in and around bathtubs and showers, and also underneath bathrooms where we can test water stains for any active leakage.

8. Unlike some inspection companies, we will open the attic access hatch and will measure for the amount and type of attic insulation. (The **2007 Ontario Building Code** revised requirements have been increased to R40.) Also, if there are any roof leaks, animal or environmental issues such as mould or, much more importantly, extremely costly to remove asbestos contaminated vermiculite insulation. Incidentally, the contaminated vermiculite insulation shown in photo was removed, decontaminated and replaced with new insulation at a cost of \$14,000.

9. Unlike some companies who perform three and even as many as four inspections per day, **All Points Home Inspection** limits the number of inspections to no more than two per day. We try to avoid low quality, rushed 2-hour home inspections. Buying a house is like a marriage: it is both a very long term commitment and economic union. Is it “penny wise, pound foolish” to hire a cheaper, less experienced home inspector who is not an RHI member of the **Ontario Association of Home Inspectors**? Using the same analogy, would it be better value to buy a cheaper house? The average time to perform a comprehensive inspection on an average sized house requires about  $\pm 3$  hours from start to finish, including an unbiased on-site report. However, larger or older houses will take longer. Also, you may call us if you have any questions for as long as you own the house.

10. **Areas Served.** Unlike many other companies, we are not affiliated with any franchise company so we service all areas in and around and outside the Greater Toronto Area. Also, we are happy to inspect outlying geographical areas. (Please call us at 416-752-0339 or [allpointshome@bellnet.ca](mailto:allpointshome@bellnet.ca) to determine the fee.) We do not perform verbal walk-through inspections.

11. Unlike all other inspection companies, **Gary Luney is a fifth generation** of the Luney family which started in the building contracting business in 1870s Toronto beginning with pioneers Charles Luney Senior and son William Luney. Their very interesting north Cabbagetown 1873-built Victorian homes known as the 'Amelia Cottages' at 38 & 40 Amelia Street have been fully restored back to their original condition and are now designated as Heritage Buildings. In fact, these homes were also pictured in the September 11, 2008 issue of the Toronto Star, Homes & Condo section, concerning the annual Old Cabbagetown Tour of Homes. In addition, there is also the 1878-built **Charles Luney House** located at 64 Amelia Street which is listed, including photographs, in the City of Toronto's Inventory of Heritage Properties. We also specialize in inspecting older homes including century-old homes similar to my great-grandparents' and great-great grandparents' residences.

12. Unlike all other inspection companies, Gary Luney RHI of **All Points Home Inspection** has won the very coveted and sought-after **Consumers' Choice Award** in 2004, 2007, 2008 and again in 2009 as an official winner with full rights to use the **CCA logo**. Gary attended the Consumers' Choice Award gala at the Stage West Theatre to receive the **Consumers' Choice Award for Business Excellence** plaque in the category of Home and Building Inspection presented by The Honourable MPP Monte Kwinter, Minister of Community Safety and Correction Services, and MPP Sandra Pupatello shown, Minister of Economic Development and Trade and Women's Issues.

*Websites:*

- **Ontario Association of Home Inspectors (OAH)**  
Registered Home Inspector #000015
- **Canadian Association of Home & Property Inspectors (CAHPI)**  
National Certificate Holder Registration #00314
- **American Society of Home Inspectors (ASHI)**  
ASHI Certified Inspector #1483, ASHI Virtual Home Inspection Tour
- **Canada Mortgage and Housing Corporation (CMHC).**  
'Hiring a Home Inspector' - must be a National Certificate Holder #NCA000314
- **Tarion New Home Warranty**
- **Financial Post** <http://www.financialpost.com/story/htm/?id=995130>
- **City of Toronto's Inventory of Heritage Properties**
- **Canadians for Properly Built Homes**
- **Consumer's Choice Award, 2004, 2007, 2008, 2009**  
Toronto category: Home & Building Inspection: **All Points Home Inspection Inc.**
- **[www.ccaward.com](http://www.ccaward.com)**

- **Léger Marketing** - Canada's largest Canadian-owned polling and marketing research firm
- **Luney Family Archives/Fonds**

TO Built: Toronto Buildings Brief Search Results #77

Toronto: **Amelia Cottages**, 1873, 38 and 40 Amelia Street, Cabbagetown, occupied by building contractors Charles Luney and son William Luney.

TO Built: Toronto Buildings Brief Search Results #77

Toronto: **Charles Luney House**, 1878, 64 Amelia Street, Cabbagetown, built and occupied by building contractor Charles Luney.

143 Sumach Street, 1870s, Cabbagetown, occupied by James Luney, stonemason, contractor, house was demolished in 1949 to make way for Regent Park.

243 Sackville Street and 365 Gerrard Street East, 1880s, Cabbagetown, occupied by George Luney, bricklayer. Houses were demolished in 1949 to make way for Regent Park.

146 Simpson Street, 1915, Riverdale, built and occupied by George Luney.

**Dr. F.W. Luney**, London, Ontario, Faculty of Medicine, 1915-1934, graduated from Western's medical school in 1914.

**O.A.P. PRESIDENTS.** Dr. F.W. Luney, 1941-1942, provincial pathologist in 1920s, pioneered blood transfusions in London, Ontario. Also Chief Medical Coroner for City of London, Ontario in 1940s and 1950s until his retirement in 1958.

**W.A. Luney**, X, Construction of the B.C. Orphans Home, July 1892.

**Canadian Register** - **Luney Bros.**, building contractors, incorporated 1906.

**Provincial Normal School**, Victoria BC, **Luney Bros.**

**Crystal Garden**, Victoria BC.

**Residence of William A. Luney**, photograph #C00951.

**Charles Luney**, Christchurch.

**Business Biographies**, Charles Luney, Building of a Lifetime.