

ALL POINTS HOME INSPECTION INC.

RESIDENTIAL HOME INSPECTION

Before **ALL POINTS HOME INSPECTION** arrives at the subject home, the comparable neighbouring properties will have been inspected in order to get a better and fairer perspective of the home you intend to purchase. **ALL POINTS HOME INSPECTION** will proceed to inspect the home by walking around the exterior, acknowledging any concerns or questions you may have.

Exterior Roofing Systems includes:

- Roof structure
- Roof membrane and flashings
- Remaining life expectancy
(using a long 28-foot ladder, if required)
- Chimneys and skylights
- Fascia, soffits and eavestroughs

Exterior

- Foundation type and condition, including cracks
- Brickwork, siding and caulking
- Windows, doors, porches and patio
- Walkways, decks, retaining walls
- Garage and driveway
- Grading/Landscaping (basement leak potential)

When **ALL POINTS HOME INSPECTION** has finished walking around the home with you, questions or concerns will be answered. Once points of interest have been discussed, the interior inspection will take place.

Interior Inspection includes:

- Foundation walls including basement dampness/leakage
using a digital moisture/leak meter
- Basement floor
- Doors, windows
- Stairs, handrails
- Floors, walls, ceilings
- Kitchen cabinets
- Smoke detectors
- Roof structure
- Attic area, insulation
including asbestos-contaminated insulation

Electrical includes:

- Main hydro panel (removal of cover plate)
- Service capacity, type of distribution wiring
- Switches, receptacles, light fixtures

Plumbing includes:

- Main water service, type and size
- Water pressure/flow
- Type of distribution piping
- Hot water heater
- Drainage piping
- Kitchen, bathrooms, plumbing fixtures, leaks
- Bathtubs, showers ceramic tile, including leakage using a digital moisture meter

Heating/Cooling includes:

- Thermostat, baseboard heaters
- Age of furnace, duct system, including air returns
- Age of boiler, radiators
- Age of central air-conditioning
- Including function (weather permitting)
- Air filter, humidifier, exhaust flue

Once **ALL POINTS HOME INSPECTION** has finished the interior inspection of the home, a round-table discussion will take place concerning the condition of systems and components including points of interest, and answering any questions you may have. You will then be provided with a very comprehensive, unbiased report, including budget 'ballpark' repair cost estimates covering a long five-year timeframe.

The **comprehensive inspection report** will contain:

- Remaining life expectancy of roof(s)
- Basement dampness, using moisture/leak meter
- Age of furnace, operation, life expectancy
- Age of central air, operation, life expectancy
- '**Ballpark**' budget repair cost estimates covering five years

Interestingly, only 20% of inspection companies provide such important financial information. See our popular *Home Improvement Estimating/Budgeting Guide and Life Expectancies*.

Websites:

- **Ontario Association of Home Inspectors (OAHI)**
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**
- **Consumer's Choice Award, 2004, 2007, 2008, 2009**
Toronto category: Home & Building Inspection - **All Points Home Inspection Inc.**
- **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, 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.