



The Affordable Advantage: In This Issue:

Fall/Winter Maintenance Tips

Next Issue: Fireplaces/W.E.T.T. Certified

Volume 1 Issue 9

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Affordable Canadian Home Inspections Inc.



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Not your average Home Inspector:

- Home Inspections since 1997
- 30 years plus experience in general contracting and renovations
- 15 plus years as a real estate investor
- W.E.T.T. Certified
- Carson Dunlop Graduate
- We carry Errors and Omissions/liability insurance
- Technical teacher/mentor to new home inspectors
- Member of the International Association of Home Inspectors

Fall/Winter Maintenance

Inside Your Home

- Have your furnace system serviced to ensure it's working efficiently, is not a combustion hazard and is not emitting carbon monoxide or other toxic fumes.
- Clean permanent furnace filters and replace paper or disposable filters monthly.
- Replace the batteries in smoke and carbon monoxide detectors.
- If you have a wood stove or fireplace, have your chimney swept thoroughly. It should be inspected and cleaned seasonally
- Check your water heater for leaks and maintain proper temperature setting (120 degrees is recommended by Department of Energy). On older water heaters with less insulation, for every 10 degrees Fahrenheit you lower the temperature, you save 6 percent of your water heating energy.



Southern Ontario's Home Inspector Choice - Home Inspections in: Hamilton, Ancaster, Binbrook, Brantford, Burlington, Caledonia, Cayuga, Dundas, Dunnville, Flamborough, Stoney Creek, Waterdown, Winona and all the surrounding area of each city

Real Estate Marketing Tools

FREE DOWNLOADABLE FILES

These files are absolutely free to download, print and distribute to all your friends, family and clients.

These and more can be found by visiting:
<http://www.affordablehomeinspections.ca>

- Cost Estimates - Home repairs
- Sell Your Home for More
- 450 Ideas to Sell Your Home
- 3 Critical Mistakes
- Know Your Inspector
- 10 Tips to Speed up Your Home Inspection
- 223 Page – Home Closing Checklist
- Home Care Guide
- Home Closing Costs

- Check the attic to see if insulation needs to be added or replaced. This is the most significant area of heat loss in many homes, so it is also important to see that it has proper ventilation. Inadequate ventilation could lead to premature deterioration of the insulation materials or roof systems damage. You may also need to check insulation in exterior walls, crawl spaces and along foundation walls.
- Check all windows and doors for air leaks. Install storm windows and putty, caulk or add weather stripping as needed.
- Check basement and cellars for seal cracks or leaks in walls and floor.
- Make sure all vents are clean and operating properly.
- Clean and vacuum baseboard heaters, heating ducts and vents.
- Remove or winterize air conditioning units.

Outside Your Home

- Store or cover outdoor furniture, toys and grill.
- Purchase rock salt for melting snow and a shovel or snow blower if you don't already have one. Make sure you have the right kind of gas and oil on hand for your snow blower in the case of an unexpected snowstorm.
- Caulk joints and minor cracks on exterior walls and siding.
- Look for deteriorating finishes. Minor problems can be patched to preserve the wood. Put bigger jobs, such as scraping and refinishing painted or stained areas, on the calendar for next spring or early summer.
- Drain and shut off sprinkler systems and other exterior water lines to avoid frozen and broken pipes. Leave all taps slightly open.
- Insulate exterior spigots and other pipes that are subject to freezing but can't be drained or shut off.
- Rake and compost leaves and garden debris, or put out for yard-waste pickup.

Helpful Hint:

Helping your clients save a few dollar by referring low priced home inspectors or inspectors who offer discounts can end up costing your clients thousands in the long run. These inspectors usually work part time or are inexperienced and new to the field. By spending a few extra dollars on a more professional, experienced inspector you are not only helping protect your client, but they will be in a better state mind they are in a better position to refer or use you again.

Please feel free share this newsletter with friends. To subscribe, simply send me an email with your name to AI@affordablehomeinspections.ca.

BNI - RBG Professionals Roster

- More info on how to join call Denise Gervais at 905-864-1110

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Sandy Stevenson (Vice President)	Promotional products-The Corporate Clothier
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Al Wright (Visitor Host)	Home Inspections-Affordable Canadian Home Inspections
Ashley Milne	Computer Consultant - Synack
Aubrey Boothman	Handyman-Aub Jobs
Barb Podger	Mortgage Broker - Verico
David Bradley	Investment Brokerage-Edward Jones
Elaine Saunders-Boothman	Life/Group Insurance plus-Tripemco Financial Services

- Clean storm drains, gutters and other drain pipes.
- Check the foundation for proper drainage. To do this, spray yard with a hose to see if water runs away from the house. A little shoveling to reshape the earth next to the house may make the water run away from the foundation.
- Make sure dirt or piles of wood don't come into contact with or touch siding, inviting termites and carpenter ants into the house.
- Seal driveway and walkway cracks, if needed, before ground freezes regularly.
- Inspect the roof for loose, damaged or missing pieces.
- Check attic vent openings for nests or other blockages.

Area Networking Organizations

>Hamilton Chamber of Commerce

<http://hamiltonchamber.on.ca> (Member)

>BNI - Business Network International - RBG Professionals

<http://www.bnicanada.ca> (Member)

>Burlington Like Minded Business Networkers

>Hamilton Business Strategies and Networking Group

>Networking Edge

<http://www.linkedin.com> (Member)

>Linked In

Other Networking Solutions:

-Blogging / Discussion Forms - Activerain (Member)

-Online Business and Social Networks - Linked in (Member)

-Instant Messaging - MSN / Skype (Member)

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