

Issue #1 Feb/2011

## News to help you sell more homes!

Brought to you by:



### Why use a pre-listing Inspection

A pre-listing inspection will reveal secrets that even the seller may not have known existed. This will help you to direct the seller to make repairs or list the property according to the deficiencies noted in the report.

Why is an ACISS pre-listing inspection better than any other? Because we provide a FREE RETURN return consultation with the buyer! We will take the buyer on a tour of the home explaining the whole inspection report at absolutely no extra charge.

This will help you sell the home faster and with less chance of re-negotiating price \$\$.

read more at <http://www.aciss.ca/b-sellers.htm>

### Just Inspected



February 2, 2011 we inspected a 1827 Bed and Breakfast. It was originally a barn but when the farm house burnt down in 1840 the owners moved into the barn and converted it to their home. After a few additions and a major renovation in 1980 the building is now a wonderful and enjoyable retreat in Dundas, Ontario.

The sellers hired ACISS to perform a pre-listing inspection and all was going well until we discovered Vermiculite insulation in the attic. Vermiculite can contain asbestos and so we took samples to send to the laboratory for analysis.

Now the sellers have no surprises as they list their home and prepare for retirement.

### Mortgage Intelligence

Thanks to Paul Brohman, Mortgage Agent, Specialist in Residential

### In this issue:

[Pre-listing Inspections](#)

[Just Inspected Properties](#)

[Mortgage Intelligence](#)

### ACISS Offices

<http://www.aciss.ca/i-offices.htm>

Realtors recommend  
ACISS Home Inspectors  
because we are the best  
Dog-gone Inspectors!



Allan Spisak - Manager B.A.  
Law, Mech.Eng.Tech.

Office hours 8am to 10pm

7 days a week

We work Holidays like this

Feb 21 - Family Day

Happy Valentines Day

Mortgages at Mortgage Intelligence as one of our co-operative Real Estate partners.

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

Feel free to pass along this newsletter to all.



Upcoming newsletter items

- Used Home Warranties, including swimming pools
- Infrared Thermography
- Home Inspector Licencing
- Bed Bugs
- Wells & Septics
- Certified Pre-Owned Home
- What is a home inspector required to do?

"News to help you sell more homes" is brought to you free by:

ACISS Home & Commercial Inspection Consultants

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<http://www.aciss.ca/>

Thanks for reading! If you'd like to tell me what you think about this newsletter, or if you need help with buying or selling real estate, please get in touch.

Allan is the Director of Membership for the Professional Home & Property Inspectors of Canada

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