

**HOME OWNERS
INFORMATIONAL
PACKET**



ASSURED
HOME SOLUTIONS



BRENT KENNEDY

Red Seal Carpenter
Certified Home Inspector

Brent has spent nearly 20 years working in the construction trade. Predominantly as a framer for custom homes, he was a foreman on site for many years. He spent one year as a contract salesman where he specialized in take-offs and project estimations. Upon returning to home building, Brent became the Construction Manager and Safety officer, running the daily operations and quality control of the builds.

He looks forward to being your 'guy' in your home owning journey. From beginning to end, he can help you with your needs!

INTRODUCTION

Congratulations on starting your home owning journey! We are here to help and we think that the best place to start is information.

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MONTHLY MAINTENANCE CHECKLIST



780-876-4172



brent@assuredhomesolutionsgp.com



assuredhomesolutionsgp.com

WHY INVEST IN AN INSPECTION?

An investment in a home inspection is an investment in your future. There is a reason that most home owners put offers in contingent upon a home inspection- it's because they work. We are trained to look for deficiencies in your home that could cost you greatly in your home owning journey. It is better to spend money on an inspection now than to find an unanticipated problem down the road that will cost you more financially in the end.

WHAT DOES A HOME INSPECTOR LOOK FOR?

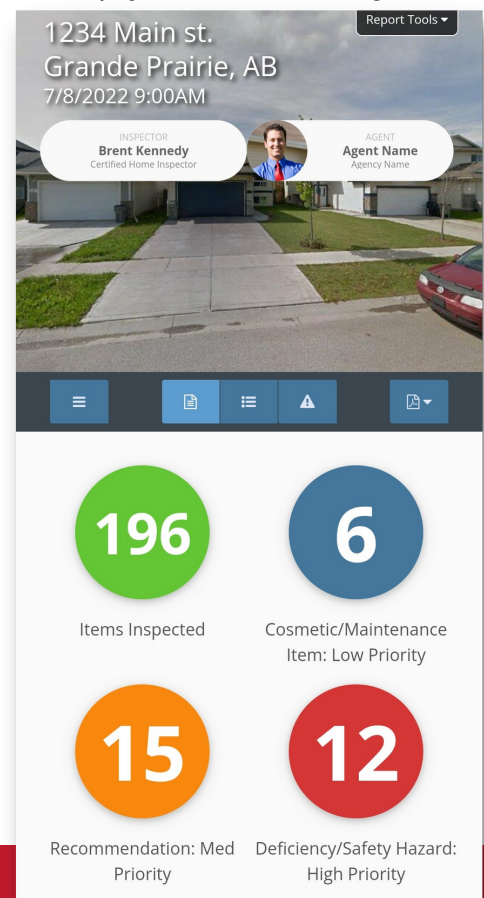
A home inspection is a non-invasive, visual examination of the 10 primary systems in your home. These systems are your exterior, roof, foundation, heating, cooling, plumbing, electrical, fireplaces (excluding wood stoves), attic, as well as windows & doors. We utilize a thermal imaging scanner to inspect for signs of insulation insufficiencies as well as moisture intrusion. We also have a moisture meter and gas sniffer to check for other costly and dangerous deficiencies.

WHAT DOES AN INSPECTION LOOK LIKE?

We searched high and low for the best reporting software to give you a comprehensive and user friendly experience when making your home buying decision. When you get an inspection from Assured Home Solutions, you will receive your inspection via e-mail. You will have the option to view it in PDF form as a completed inspection that is approximately 60 pages long. You will also be able to view the highlighted points such as deficiencies that are rated in low, medium or high priority.

Listed with each deficiency is a recommendation on whether or not an expert is required and whether it needs to be tended to urgently or if it is simply something to keep an eye on. This gives you the most information to help you to make a great judgement call on whether this home is for you or not.

Take a small peek at what you will see when you open up your report!





PREPARING TO BUY

CHECKLIST



- Get a pre-approval from your mortgage provider
- Contact your realtor
- Find a House
- Make an offer on a house
- Finalize mortgage
- Get home inspection done with assured home solutions
- ensure conditions are met and finalize details
- Final signing with your mortgage
- Possession day and move in
- Get all locks re-keyed or changed
- Deep clean
- Get Furnace and ducts cleaned
- Schedule trades to fix any deficiencies in home



SPRING HOME MAINTENANCE

- Duct cleaning- Spring cleaning isn't just for the deep, neglected corners of your household. To ensure the air quality and health of your family, regular duct cleaning is a great idea.
- Roof Inspection- Snow and Ice can damage shingles which can lead to leaks and water damage. If there are any visible damages, consult a roofing professional.
- Check Gutters- Gutters lead water away from foundations to prevent deterioration and damage that can affect the integrity of your home. Every spring you should inspect the gutters for signs of ice and snow damage from winter to ensure that drainage is optimal.
- Lower Downspout Extensions
- Inspect Sidewalks and Driveway- Repairing cracks and buckles caused by winter temperatures is a proactive solution to prevent larger and more pricey issues down the line.
- Check Storm-window Drains- Older storm-windows and screens have a special track that is designed to drain rain to prevent rotting and deterioration. Ensure that all drains are functioning as designed.
- Ensure Sump Pump is functioning appropriately and install sump extension hose.



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SUMMER HOME MAINTENANCE

- Inspect Decking- Aging decks can be a health hazard. From splinters, protruding nails and heaving boards to rotting wood that can cause injury, it is important to keep a close eye on the condition of your deck. Summer can be a great time to reseal or stain your deck. Be sure to check for rotting and tap down any protruding nails.
- Check Siding- Doing a yearly pressure wash of your siding allows you to check for holes, cracking and soft spots in your siding. If there is any major damage or signs of problems, we recommend consulting a siding professional.
- Inspect Foundation and Crawlspace- It goes without saying that warmer weather is a better time to make necessary repairs on foundations and crawlspaces. Look for cracks and leaking, particularly after heavy bouts of rain to ensure that there is no water intrusion.
- Check Exterior Grading- Grading is defined as the proper sloping of earth fill away from the home to ensure that water is not sitting against your foundation. Be sure that the slope is not just top soil but a firm clay base. Summer is the best time to fix an insufficient slope.



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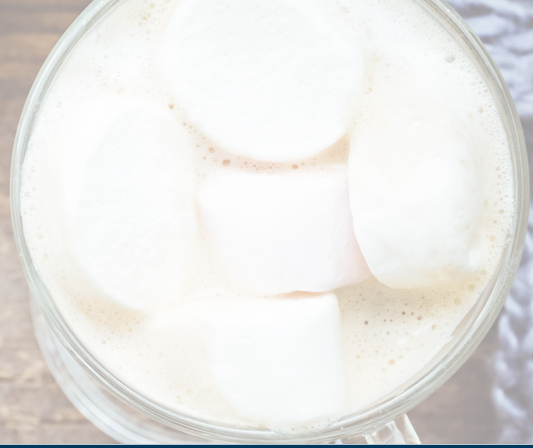
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FALL HOME MAINTENANCE

- Change Furnace Filters- Clean air and a functional home heating system depends on good clean airflow. This all starts with your furnace filter.
- Turn Off Outside Hose Bibs- Time to unhook, empty and roll up your hoses. If you do not have frost-free faucets, shut off their water supply and empty the lines to prevent freezing and damage.
- Clean Out Gutters and Check Roof- Poor spring drainage can begin with trapped debris and snow during the winter. Help prevent problems in the following seasons by emptying them before it snows.
- Check Door and Window Seals- Cracked or insufficient sealing on doors and windows allow for loss of heat in the winters and even higher heating costs. Replace any damaged weather stripping.
- Lift Up Downspouts- This prevents freezing and snow damage.
- Detach Sump Pump Extension Hose- This prevents freezing and damage during winter.
- Ensure that drainage in window wells is not plugged off.

WINTER HOME MAINTENANCE



- Check for drafts- drafts affect the heat retention in your home. If there are improperly sealed doors or windows, you can expect higher heating bills. By properly sealing doors and windows, it can save you money and keep you and your family warmer all winter long.
- Test your sump pump- If you have a basement sump pump, test it by pouring a little bit of water into the crock and ensure that it turns on. This will save you big trouble and possible flooding during the spring thaw.
- Keep an eye out for Ice Damming- Ice damming is ice building up on your eaves and hanging over your eavestrough. This can allow water to back up underneath your shingles and leak into the home. It is also a sign of improper attic insulation and/or ventilation. If there is evidence of this, consult an insulation specialist to inspect the insulation and ventilation of your attic.



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MONTHLY MAINTENANCE CHECKLIST

- Test smoke and carbon monoxide detectors
- Check HVAC filters and replace when necessary
- Inspect grout and caulking around sinks and showers
- Walk around your home and check the foundation, vents, gutters and drainpipes to ensure that all is functioning well and in good working order.
- Clean rangehood filter
- Clean out sink traps of debris and hair