

What I Will Do for YOU

You will receive your personalized inspection results immediately on site. Additionally, typically before the end of the same business day, you will also receive a specifically detailed yet easy to understand narrative report containing digital photographs which walk you through your home. You can choose to receive this via email as a pdf file, as a hard copy delivered to you, or both.

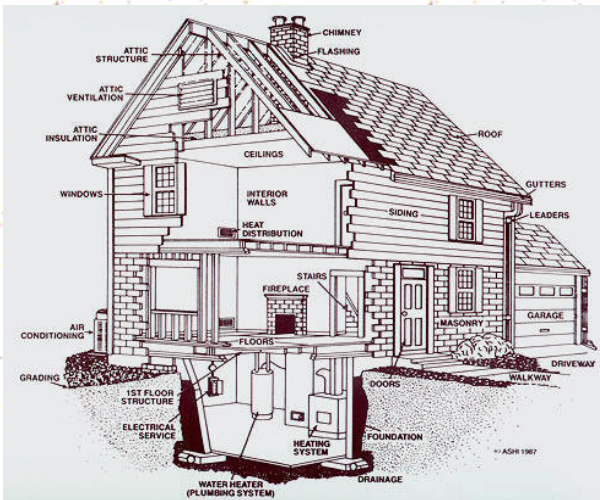
I welcome you to join me for your inspection. In addition to your guided tour, your informative report will vary between 30-60 pages, depending on the size of your home and notable deficiencies encountered.

I do not charge a flat rate; my fees take into account the size of the home and the amount of time required. The value of my fee is reflected in my expertise, your thorough inspection, and in the extensive detail of your written report – which is arguably the best in the industry!

In Addition to my ACCREDITED Training

- I have passed BCIPi's Examinations
- I abide by a strict Code of Ethics and SOI
- I will spend **AS LONG AS IT TAKES TO COMPLETE YOUR THOROUGH INSPECTION!**
- I fulfill 24hrs of education annually
- I own and use high-tech equipment
- I am available Saturdays
- I carry Professional Liability (E&O) Insurance

I inspect your home like it was my own.
When I am finished you will know your home better than the previous owner!



A Full Inspection Includes...

- Roof, ventilation, flashings, and trim,
- Gutters and downspouts,
- Skylight, chimney & roof penetrations,
- Exterior & Interior elements,
- Decks, porches, walkways, and railings,
- Eaves, soffits and fascia,
- Grading, drainage & potential issues,
- Basement, foundation and crawlspace,
- Water penetration and foundation movement,
- Heating systems (Forced Air, Hydronic, Elec),
- Cooling systems (A/C, Evaporative),
- Electrical systems, main disconnect, panels, breakers & fuses,
- Plumbing systems,
- Main water shut off valves,
- Fixtures and faucets,
- Attic insulation and vapour barriers,
- Garage doors and their safety sensors,
- Kitchen Appliances

And much, much more...

I Work For YOU



Applied Science
Technologists & Technicians
of British Columbia



west coast
HOME INSPECTIONS



Major Credit Cards & PayPal accepted! See my website under 'Payment Options' for more details!

Arne Larsen

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www.westcoasthomeinspections.net

LICENCED (BPCPA License # 48042), INSURED and PROFESSIONALLY TRAINED FOR YOUR PEACE OF MIND

Something About Me...



Prior to becoming a Home Inspector I spent 10 years as a Police Officer.

As such, I am able to utilize much of the unique skill-set that I acquired over the years in the policing field.

Think about it... Professionally trained as a Home Inspector I am able to expertly evaluate the condition of your home, but it does not stop there!

Where others often fall short, BEYOND the evaluation, are specialized areas for which I am trained to excel and take it to the next level - the areas of report writing and communication. The thousands of police reports that I have had to write serve me very well when COMMUNICATING your Inspection Report findings to you!

I am also still helping people, which is important to me; I work in a variety of locations every day, which I enjoy; my 15 years of construction & renovation experience have made the house 'system' something I am intimately familiar with; and my inquisitive nature that has me wanting to get to the truth of things serve me (and YOU) well.

Training...

I am a 2006 alumni graduate of UCFV and **Advanced Inspection Training** - the **ACCREDITED** Home Inspectors Training Program designed to exceed the **National Certification Program** & provincial industry standards set by the CMHC.

I have passed the stringent testing of the Applied Science Technologists and Technicians of British Columbia, required for licensing in the province of BC.



Applied Science
Technologists & Technicians
of British Columbia



"This is the best report I've seen!"

~ a 19 - year Abbotsford Realtor

My Promise To You

Many Home Inspectors have little formal training.

I am Professionally Trained, Certified by the ASTTBC, Licensed and fully Insured.

Furthermore, different inspectors have varying qualifications, equipment and reporting methods, which makes for a "buyer beware" market.

A thorough home inspection requires a lot of work and depends heavily on the individual inspector's own effort!

I work for you, and if you honour me by permitting me to inspect your new or prospective home, **I guarantee that I will give you my very best.**

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