



# Alert

## Inspection Services Ltd.

### What our client's have said about the services we provide

We found Brian to be very knowledgeable regarding home inspections. He was able to pass on pertinent points regarding the house that would be helpful for regular maintenance as well as bringing the house up to date. His understanding, flexibility and willingness to assist were noteworthy. We are return customers of his and for good reason. Overall, we found the inspection useful and his report detailed and complete. We would highly recommend Brian Callaghan's services to others.

**Mr. Eric Pellicano-Orleans**

The service I received was Superb. On very short notice your company was able to schedule my home inspection and your representative Brian Callaghan was very thorough, explaining issues to be corrected or monitored as we went along. Upon presenting his final report, Brian was very clear providing reasons for all his findings. It will be my pleasure to promote your services within my circle of friends and colleagues.

Thanks, Brian.

**Mr. Richard Paquette-Orleans**

We found Brian both personal and professional. He provided valuable insights into potential repairs and improvements in clear terms. We especially appreciate the home maintenance tips Brian offered to help ensure that we would continue to enjoy our home after purchasing.

**Mr. Andy Martin-Ottawa**

Brian Callaghan completed our home inspection on Valentine's Day! His service allowed us to confidently pursue the purchase of our home and understand aspects of its future care. He presented the information clearly in a way "not handy" people like ourselves could fully "appreciate". His ability to do the home inspection on such short notice and on a "Holiday" was beyond the call of duty and I am sure contributed to making our offer on the house a valued one-the best one. In a time of bidding wars, this was important. Thank you, Brian.

**Mr. Ivan Valdivia-Ottawa**

Brian Callaghan is a very professional person in every aspect of his job. He knew I was a 1<sup>st</sup> time homebuyer & explained "everything" in great detail (in lay terms). He advised me of both the short and long-term concerns. I asked Brian specifics concerning costs of repairs etc.----- and he gave me ball park figures that I could work with but also added it was best left to the appropriate professionals. I turned down this home, but used Brian again within the week and with my eyes "open" purchased a new home. I have already referred Brian to a colleague that asked.

**Mr. Richard Bartlett-Mountain, Ontario**



*See reverse for qualifications, experience and membership in professional associations*

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# HOW TO CHOOSE A HOME INSPECTOR

Choosing a qualified and ethical home inspector is the newest challenge facing buyers in today's real estate market.

Checking a home inspector's Qualifications, Affiliation with a professional associations and relevant experience are important prerequisites in selecting a qualified home inspector.

The critical issue is not whether the Inspections should be done, but by whom. Most referrals come from Realtors and Attorneys, and many from word of mouth. Some from advertising in the yellow pages and brochures. All homes have deficiencies because there is no such thing as a perfect home. A qualified, experienced inspector will look carefully at all the components of the home, identify the major concerns, then educate clients about how to manage the deficiencies, enabling them to make informed decisions.

**Brian Callaghan CMI, NHI, ACI, CBCO, PHPI, RHI**, President & Senior inspector of **Alert Inspection Services Ltd.**, an Ontario based company has provided professional home inspections services in greater Ottawa, Ontario for since 1990.

Brian Callaghan has completed over 4500 homes and building inspections **personally**.

## QUALIFICATIONS/EXPERIENCE

- **CAHPI/NHICC** National Certificate Holder (# NCH00030)
- **ASHI** ASHI Certified Inspector (cert. #106879)
- **CBCO** Certified Building Code Official (cert. # 1659)
- **PHPIC** Professional Home and Property Inspector (cert. # 00005)
- **RHI** Registered Home Inspector (cert. # 000078)
- **OACETT** Associate Member (# 69583)
- Senior Building inspector (Orleans 89-94) Chief Building Official (Rideau Township 95-97)
- Full time professional home inspector 1990-present
- Completed home inspections on more than 4500 homes (**personally**)
- Chapter Chair of O.A.H.I. (Eastern Ontario Region) 1997-2002
- Past Member of the O.A.H.I. Board of Directors, Association Registrar and member Services committees.
- Member of P.H.P.I.C. BOD, (Past) Treasurer, (Chair) Discipline and Professional Practices committees.
- Recipient of O.A.H.I. Board of Directors Award 2000.
- Facilitator of the OAH I Defect Recognition and reporting course.
- **NHICC** National Inspection verifier for (TIPIR) Test Inspection and Pier Review

## MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS

- **A.S.H.I.** American Society of Home Inspectors
- **O.A.H.I.** Ontario Association of Home Inspectors
- **O.B.O.A.** Ontario Building Officials Association
- **N.H.I.C.C.** National Home Inspection Certification Council
- **P.H.P.I.C.** Professional Home and Property Inspectors of Canada
- **O.A.C.E.T.T.** The Ontario Association of Certified Engineering Technicians and Technologists

**Call Brian Callaghan CMI, NHI, ACI, CBCO, PHPI, RHI,  
Alert Inspection Services Ltd. Phone: (613) 860-6155**

***“QUALIFICATIONS – MEMBERSHIP – EXPERIENCE”***