

Home Inspections	Price
<p>Home Inspections are the most common type of inspection we conduct. These inspections often take several hours and include a full detailed report with photos. These visual inspections will include: Roof, Structure, Foundation, Electrical, Plumbing, HVAC, Exterior, Interior, Crawlspace, Attic, Appliances, Floors, Ceilings, Windows, Doors, Insulation, Pests, Water Damage and most importantly, Safety Issues.</p>	
Homes up to 1000 square feet	\$300
Homes between 1001 to 1500 square feet	\$325
Homes between 1501 to 2000 square feet	\$350
Homes between 2001 to 2500 square feet	\$375
Homes between 2501 to 3000 square feet	\$400
Homes between 3001 to 3500 square feet	\$425
Homes between 3501 to 4000 square feet	\$450
Homes between 4001 to 4500 square feet	\$475
Homes between 4501 to 5000 square feet	\$500
Homes over 5000 square feet are \$0.10 per square foot	\$0.10/sq ft
<p>Be advised that an inspection is confined to visual and accessible areas only. Inspectors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the inspection is to give the client an overview of the general condition of various systems in the property, both structurally and component-wise.</p> <p>The inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may be noted to assist you in evaluating other issues.</p> <p>Be advised that inspectors are not engineers and can only render a visual report on the functional conditions of the structure and components at time of inspection. The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.</p> <p>The inspector will not move owner/occupied items for the purposes of the inspection.</p> <p>Additional information and disclosures will be contained in the Inspection Agreement that will be signed prior to the inspection.</p> <p>Inspection will include all attached structures that are included in the square footage count.</p>	
<p>Many add-on services are available at an extra charge. These include: Mold, Radon, Water, Well, & Septic. See the following pages for descriptions and pricing.</p>	

Mold	Price
Complete Mold Inspections Include the examination of the entire accessible structure including the roof, attic, living areas, bedrooms, basements and crawlspaces. Inspector will use visual inspection means and instruments to include thermal cameras and moisture meters. Inspection will include two(2) outdoor air samples, one(1) indoor air sample and one(1) surface sample. Pricing includes a full laboratory report and standard processing times(usually 3-5 days). Additional samples available.	\$350
Limited Mold Inspection Inspect one room/area plus one(1) indoor air sample and one(1) surface sample. Pricing includes a full laboratory report and standard process times.	\$200
Additional non-viable air sampling	\$50
Additional surface sampling	\$50
Carpet sampling	\$50
Viable air sampling	\$65
Allergen sampling	\$75

Other Inspections / Testing	Price
Certified Radon Testing– 48 hour sampling and results report	
With Home Inspection	\$100
Without Home Inspection	\$125
Water Sample & Laboratory Testing - Testing for hardness, bacteria, nitrate/nitrogen, sulfate, iron and chlorine. Full test results and report.	
With Home Inspection	\$85
Without Home Inspection	\$110
Well Water System Inspection – To include, water testing for hardness, bacteria, nitrate/nitrogen, sulfate, iron and chlorine, pressure test, pump test, and water level depth.	
With Home Inspection	\$200
Without Home Inspection	\$250
Commercial Property Inspections – Call for a free custom quote	\$500+
Outbuildings - \$0.10 per sq foot, \$75 minimum	\$75+