

Home Inspection Costs:

What are the secrets of that house you're thinking of buying? What's in the basement, in the attic, on the roof? Are mechanical systems working properly?

Like doctors, our home inspectors give the home a thorough physical exam. We probe the ins and outs of residences and provide a detailed report. Home inspectors are like general practitioners. We check out a house for a couple of hours. If we need more information, we call in a specialist — a plumber, electrician or other expert.

We use exceptional service and our extensive knowledge to provide an outstanding experience and then set our prices accordingly. Our prices are competitive and our services and training provide you with the information you need to make a final purchasing decision.

Do not let cost be a factor in deciding whether or not to have a home inspection or in the selection of your home inspector. The sense of security and knowledge gained from an inspection is well worth the cost, and the lowest-priced inspection is not necessarily a bargain.

In **home inspection**, one size does not fit all. The level of experience and talent of home inspectors varies. The size and age of homes varies. Some homes / condos can be inspected in 2 to 3 hours. Older, larger homes can take 4 or more hours. Some inspection reports might take an hour or two to complete, while others might take 4 hours or more. A thorough inspection and report can take around 5 to 6 hours.

The time involved, the condition of the property, how large the home is, what year it was built, and the optional inspections above the basic, general property inspection will affect the final price paid. You, the buyer, determine the degree of examination for your purchase.

Aside from the time invested, the value of the inspection and report can be measured by its usefulness. If the inspection turns up little wrong with the house, you've bought some relatively inexpensive peace of mind. If the inspection finds serious problems, the price paid could end up saving you many thousands of dollars.

Perspective:

While you may pay a few hundred dollars for each home you have inspected (if you are the home buyer), keep in mind the amount of money you can save if you hire a good, qualified inspector that finds the big issues. For example, if your inspector determines the home needs a new roof, that's around \$7,000 (or more) that the inspector found for you, or termite damage, or foundation damage—the inspection just paid for itself. This will help you, the home buyer, make educated choices and bargain with the seller appropriately. If you are selling your home these are items that you can take care of before selling so that you might be able to increase your asking price or you won't have to worry about decreasing your asking price because of issues found.

FEES

A minimum fee for a general house inspection will be \$ 300.00.

Our consulting fees are based on the size and type of home. However, there are some factors that will affect the fee such as Radon testing, carriage houses, etc. If you are comparing home inspection firms, the fee charged should not be the deciding factor unless the level of service offered is identical. Remember, you are considering a major purchase and your choice of home inspector should not be based on a difference of only \$50 in the fees charged. Most likely, you are not planning on purchasing the cheapest house you can find but something you think to be a good value. Think of the home inspection in the same way.

The standard inspection checklist includes electrical, plumbing, heating and cooling systems. Siding and roofs are evaluated, as are foundations and interior walls and ceilings. Doors and windows are checked for tightness.

A home inspection is a visual inspection of readily accessible areas and components to determine condition of major systems, structure, and other operations.

Some extras would include, but not limited to, detached garages, three story buildings, larger homes, older homes, termites, mold, radon, water quality, asbestos, lead paint and lead dust.

These extras can add to the cost of a HOME INSPECTION but they all have their place in conjunction with a home inspection. Make sure you allow for these additional expenses if the home you are purchasing requires these inspection services in addition to the basic home inspection.

Thank you for considering Eagle Eye Home Inspections Services