



BEAR HOLLOW

HOME INSPECTIONS

Thorough Inspections. Honest Answers. Peace of Mind.

Sparta, North Carolina
336-640-3044
NC License 6377
VA License 3380002471
TN License 3256
InterNACHI Certified

FOR HOME BUYERS

What to Expect at Your Home Inspection

Here is how the day goes, what I look at, and how to use what you get back.

How the day goes

- **Two to four hours** for a typical home. Older places, larger places, and properties with outbuildings take longer.
- **Come if you can.** If you can only make part of it, come for the last hour. That is when I walk the house with you and show you what I found instead of just writing it down.
- **Your report lands within 24 hours**, with a photo of everything I call out.
- **Ask me anything.** No question is too basic. Understanding how your house works is half of what you are paying for.

What I look at, and what I do not

Every inspection I do follows the North Carolina Home Inspector Licensure Board Standard of Practice. It is a visual, noninvasive look at the readily accessible systems of the home. I would rather tell you up front where the edges of that are than have you find out later.

COVERED IN A STANDARD INSPECTION	NOT COVERED
– Structure and foundation – Roof covering, flashing, gutters – Siding, trim, decks, grading – Plumbing supply, drains, water heater – Electrical service, panel, wiring, outlets and switches – Heating and cooling systems – Insulation and ventilation – Walls, floors, ceilings, stairs – Doors, windows, built in appliances	– Anything hidden behind finished surfaces – What the house is worth or what repairs cost – Mold. NC does not require me to report it, though I always report signs of water intrusion – Termites and wood destroying insects. Separate license – Inside of the septic tank – Water quality from a well or spring. Separate test – Radon. Separate 48-hour test

Three tests worth doing

Radon. Alleghany is one of only eight counties in North Carolina that the EPA puts in Zone 1, the highest radon category. Zone 1 means predicted average indoor levels above the action level of 4 picocuries per liter. You cannot see it or smell it. A 48-hour test during due diligence costs a fraction of what it costs to deal with after you own the place.

Water. If the house is on a private well or a spring, nobody is regulating what comes out of that tap. Testing is recommended to insure your water is safe.

Septic. Most homes outside town are on septic. Get the tank pumped and looked at by a licensed installer. What is underground is outside what I can see.

Reading your report

- **Start at the summary page.** North Carolina requires it. It lists everything that is not performing the way it should.

- **It is not a repair list.** It is a condition report. What you ask the seller for is a conversation between you and your agent.
- **Sort safety and structure from cosmetic.** A cracked heat exchanger and a sticking closet door are both in there. They are not the same problem.
- **Nothing passes or fails.** Every house has findings. Brand new construction has findings. The point is that you know what you are getting.
- **Then call me.** I am happy to explain anything again, so you do not have to worry about it.

BROUGHT TO YOU BY YOUR REAL ESTATE PROFESSIONAL

Name _____ Brokerage _____

Phone _____ Email _____

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Book online any time
