

## What to Expect at your Home Inspection

- You should expect your inspector to arrive on time and in a professional manner.
- You should then expect to be provided with a Pre-Inspection Agreement. This document outlines what is included and what is not included in a home inspection. It is at this time you will review and sign the agreement.
- Your inspector will then perform a complete visual examination of the property. An inspection of a typical single-family house takes two to three hours.
- As the inspection draws to a close, the inspector will review any problems that were discovered. If you have any additional questions, now is the time to bring them up while still on site.
- The inspection will then be concluded and your inspector will return to the office and prepare a detailed report.
- You will be provided with a complete written report, including photos, within 24 hours. The report can be forwarded to any parties you choose.
- You should review your report, and if you have any questions or concerns about the contents of your inspection report, feel free to contact us at any time.

## About Grattan Home Inspections

Paul is a member of the International Association of Certified Home Inspectors (InterNACHI), as well as the International Association of Indoor Air Quality Consultants. (IAC2). He is certified to conduct mold inspections and radon testing.

Grattan Home Inspections is licensed by the New York State Department of State, License #16000031983 and is fully insured. Our license status, as well as the status of any other inspector's license, may be verified at the NYS Division of Licensing Searchable Database.

Our inspections adhere to the International Association of Certified Home Inspectors' Standards of Practice and Code of Ethics.

We maintain a consistently high level of professional care and responsibility in each inspection. We guarantee all of our work to be of the highest quality, as we know our clients would expect nothing less. Your inspection is indeed our inspection.



### Paul Grattan Jr.

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## We Specialize in the Following Services:

### Residential Home Inspections

A home inspection includes inspection of the exterior, roofing, interior, plumbing, electrical, heating, air conditioning and structural components of the home. Issues are discussed on site with the client, and a detailed narrative report with photos is then prepared. Home inspection prices are based on the square footage of the house as well as how many family units the house has. A residential home inspection also includes a Termite/WDI Inspection at no additional cost.

### Pre-Listing Inspections

This is a home inspection as described above, performed for a seller or potential seller. Sellers often hire us to evaluate the major components of the home so they are aware of any adverse conditions that may exist. Sellers may then repair or improve those conditions in an effort to ensure maximum value of the property and expedite the sale. For more information, go to our website to view our publication *How to Prepare for a Home Inspection & Hints to Market Your Home*.

### Water Intrusion Inspections

With the use of moisture-detection equipment and inspection cameras, we can help you detect where water is entering your home and the root cause of the intrusion, as well as recommend a solution.

### Mold Inspections

When suspected visible mold exists, mold may be laboratory-tested via tape lifts or swab samples. A complete mold testing package is also available for testing mold spore content within the home via air sampling. All samples are sent to an accredited lab for testing.

### Lead Paint Testing

Lead paint is hazardous, especially to children. It is generally only a concern in homes build prior to 1978. Please call for more information about lead paint.

### New Construction Inspections

We are available to inspect homes that are newly constructed. While there are few differences between new construction and existing homes, potential buyers need to be aware that, although a home is new, it may not be without flaws or poor construction practices.

### Water Quality Analysis

We can conduct a wide range of water quality testing. Water may be analyzed for contaminants, such as radon, lead, pesticides and bacteria. Water may also be tested for its turbidity, pH levels, alkalinity, nitrates/nitrites, hardness, clarity, copper, iron and chlorine. Several different packages are available. Our complete water analysis package is approved for FHA transactions.

### Radon Testing

Radon is an odorless, colorless, radioactive gas that emanates from the ground and is prevalent in some areas. It is known to cause cancer and other health effects. We are certified to test for hazardous levels of radon gas within the home. Radon testing can be conducted independently, or in conjunction with a home inspection. Radon sampling is simple and is completed within 48 hours, after which the samples are sent to an accredited lab.

### Termite & Wood-Destroying Insect Inspections

An inspection for termites and other wood-destroying insects (WDI) is conducted at the same time as the home inspection. You will then receive a separate Termite Inspection Form, known as an NPMA-33, which many lenders require. **We provide a Termite/WDI Inspection along with a regular home inspection at no additional cost.**

### Septic Dye Tests

For clients whose homes have a private septic system (which typically involves a septic tank and a cesspool or leach field), a septic dye test may be conducted to ensure that the system is functioning properly. Please call for more information.

### Commercial Inspections

We are available to inspect commercial properties. Please call for pricing.

### Move-In Certified™ Inspections

A Move-In Certified™ inspection is conducted on behalf of the seller and provided to any prospective buyers who wish to see it. A home inspection is conducted, all concerns are remedied, and the home is re-inspected to ensure that the problems were properly addressed. A new report is then prepared and made available to prospective buyers, and the home is designated Move-In Certified™. This is a great option for sellers, particularly those whose homes have been on the market for a while, as it gives added peace of mind to prospective buyers and added marketability through the use of Move-In Certified™ signage and logos.

