

NCIS (North Claiborne Inspection Service)

Tri-State TN/VA/KY office: Cumberland Gap

Tel/text (901) 568-2378

West Knoxville office: Turkey Creek

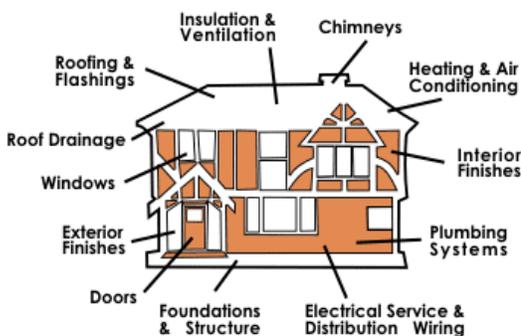
Tel/text (865) 630-2378

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FALL 2018 PRICE LIST

Standard Home Inspection



From foundation to roof; a comprehensive inspection of the condition of the house's structure and systems identifying major defects, safety issues, needed repairs, and condition of the homes systems. Pricing is based on size, age, and distance from our closest office location:

Up to 2000 sqft = \$350 base price

Premium Home Inspection +\$200

Upgrade your Standard Home Inspection with this bundled package of additional services for just +\$200:

- Photo/video summary presentation and discussion at conclusion of inspection
- Thermal Imaging to find hidden defects in insulation, HVAC, Electric, Plumbing
- Home Energy Report to identify energy efficiency and opportunities for improvement
- Radon Test to ensure the air you breathe complies with federal (EPA) standards
- Home Water Quality Test hardness, pH, nitrates, nitrites, lead, iron, more (not bacteria)

priced separately, these upgrades are \$375

Consultation (aka "Walk-and-Talk") \$90/hr

If you don't need a written report for your lender/insurance but want major items checked, this is a low-cost option. 1.5 hours is typical for 2000 ft² checking roofing, electrical, HVAC, plumbing, foundation plus a verbal discussion. A copy of all pictures and video taken during the inspection is included. This is a great option for investors considering several properties, and for families on a budget who can't afford a mistake.

Re-check \$150/hr*

If repairs are made and you want us to inspect the repairs to make sure they were done completely and correctly, schedule a re-check and have peace of mind that your home is move-in-ready. (30 minutes = \$75 is typical to check 5 repairs) **plus \$2/mile travel-fee from our closest office location*

Thermal Energy Scans \$100**



Thermal imaging in every room and the attic to identify sources of thermal losses due to problems with insulation and air infiltration as well as leaks in the HVAC ducting, overloaded electrical wiring, and even water leaks on flooring, walls, and ceilings.

Laboratory Well Water Testing \$150**



If your water supply comes from a well or spring, your lender may require a water quality test by an accredited laboratory to check for bacteria and other contaminants. Even if it is not required, you may consider having testing done to protect your family's health.

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| FHA/VA/HUD (E-coli, Bacteria, Nitrates & Nitrites, Lead) | \$150 |
| Add Arsenic test (Common in the Tri-State Area) | +\$30 |

Mold Testing from \$110+**



Air sampling determines if there is mold in the air you breathe in the house. If there is a problem, the next step is locating the source(s).
1-floor= \$110, 2 floors= \$160, 3-floors= \$210

If a suspect substance is found (under a sink for example) a swab or tape-lift sample can be tested. Swabs and tape-lifts are \$40 each. All samples are lab-tested and results are usually done within 1-2 business days.

Radon Testing \$100**



Radon is a colorless, odorless, naturally occurring radioactive gas that is naturally released by soil. All homeowners should test for radon levels; the EPA especially encourages smokers, asthmatics and parents of young children to test their homes as they are more at risk. Radon is the second leading cause of lung cancer in the United States (after smoking). Homes of all kinds can act as traps for radon, creating a toxic atmosphere for the inhabitants, and should be fixed as soon as possible. The East TN and East KY area has some of the highest radon levels in the USA. Test takes 48 hours. More information at: www.epa.gov/radon

****Price during a home inspection, otherwise add \$2/mile travel-fee from our closest office location**