

What A Home Inspection is....

A Home Inspection is a thorough visual examination of the home and property.

The process usually takes two to three hours, during which time the house is examined from the ground up. The inspection includes observation and when appropriate, operation of the plumbing, heating and air conditioning, electrical, and appliance systems, as well as structural components: roof, foundation, basement, exterior and interior walls, chimney, doors and windows.

When conducted by a professional, a home inspection covers about 1,000 check-points in approximately 400 items around the home.

Findings should be provided to you in the form of a comprehensive report. It is vital that such a report include an objective evaluation of the condition of the home, clearly relating existing defects and indicating potential problems.

AND IS NOT...

A Home Inspection is not an appraisal, and vice versa.

An appraisal is the formal process of estimating a property's value. It doesn't itemize defects or potential problems as a Home Inspection does.

Who needs a Home Inspection?

You do if your shopping for a home.

You do if you want to sell your home.

A pre-marketing home inspection provides the seller with an objective evaluation of the home's condition before the home is put on the market. A home inspection not only encourages a faster sale and a better price, it also helps ensure compliance with disclosure requirements.

You do if you're a homeowner.

Even if you don't intend to sell your home, a thorough inspection every four to seven years can yield significant returns. An inspection can help detect potential problems early, before they become severe and costly.



Certified Member Inspection

We of Advantage Team Home & Mold Inspection, LLC have been doing home, and building; (new builds) since 1999. We have many qualifications including RHI, CHI, CCI, CEI, CMIA, CMRW, CAI, GEC, and am HUD and FHA Certified. We have been continuously updating my knowledge and learning by taking Mold and Radon courses, which gives us the certifications show listed above.

We try to help prospective buyers make smart buying decisions, which in turn can save thousands of dollars in repairs and years of heartache. We give the "buyers" the information they need on homes with significant problems, and also give a stamp of approval to well built and maintained homes.

We will tell you the truth about the home you are planning on purchasing. We will not waver to the wills of the Real Estate Agents, or the owners who may be trying to simply make a buck. If we smell a rat, we will tell you about it.

We guarantee you that there are probably dozens of home inspectors that charge less money, but you get what you pay for. Skimping \$40-\$60 for a home inspection is NOT recommended. Hire a qualified inspector and get a quality report on the health of your home.

Note: We generally can identify a "mold-like substance" in the home inspection report. However, it is important to ensure that before any substance is identified as "mold", a scientific laboratory would need to examine a sample under microscope. Laboratory analysis will confirm or deny the presence of mold, as well as determine the species of the mold, and will strengthen your argument for repairs / remediation etc. on an inspection notice. We also automatically look for the signs of possible radon going into the home from the basement, this and "mold" testing can be done at the same time of the "general" inspection, for an additional fee.

We are Members to the following Associations:

HIF: Housing Inspection Foundation
ACI: Association of Construction Inspectors
EAA: Environmental Assessment Association
ESA: Environmental Solutions Association

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HOME ?

Advantage Team
Home & Mold
Inspection, LLC



Environmental Inspector
Certified Home Inspector
Registered Home Inspector
Certified Construction Inspectors
Certified Environmental Inspector
Mold, Allergens, Sampling, and Report Interpretation
Certified Mold Inspection & Assessment Training
Course
Allergen Screen Course
Phase I, & Phase II Environmental
HUD, FHA Inspector



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Why is Mold a problem today?

Mold has been receiving a lot of attention due to the vast amounts of sickness and lawsuits that have been created. But, mold has just not started to cause problems today. Mold has been documented as causes of the Ergot Epidemic that affected Europe for 500 years due to mold-induced food poisoning, and the Irish Potato Famine where mold killed the plants that provided food. Mold has been documented even back as far as the bible, Leviticus chapter 14: 39-47.

What is Mold?

Mold is simply a fungus. Like another fungus, the mushroom, there are good molds and bad molds. The bad molds can be toxic to your health, while the good molds are used for making antibiotics, beer, and cheeses. The main purpose of mold is to break down dead materials, like wood and fiber that are used in building materials. Mold growth can start as soon as 24 hours after a water event has occurred. When molds are present in large quantities, called colonies, they become a health concern. There are three basic groups of mold based on health effects: Allergenic, Pathogenic, and Toxic. Allergenic molds can cause allergic symptoms such as wheezing or a runny nose. Pathogenic molds can cause suppressed immune systems, or serious health effects in a person who already has a decreased immune system. Toxic molds can cause serious health effects in almost everyone. These effects may be short-term irritations to even cancer. A Certified Mold Inspector has 5 levels of inspection services that are endorsed by ESA and are used in the mold inspection standards and protocols. "Limited sampling" detects the presence of mold contamination in client defined areas of the home. This is a fast economical method to determine if and what type of molds are in that defined area. The limitation of this service is that other sources of mold may be present in the home. A "Mold screen" is a visual assessment of the entire home, identifying "red flags" for mold, and a limited sampling for mold. If "red flags" are found, the client will be advised on the choice for additional sampling. This is the most popular service for home sale transactions. The "Mold survey" identifies, determines cause, and provides corrective measures for all mold sources found in the home. This is usually after the problem was originally identified and remediation was needed to be produced by the Certified Industrial Hygienist. The "Clearance testing" is to determine the success of the remediation efforts. A "containment" area has been established and remediation was done with in that contained area. The "Post-cleaning testing" is also designed to determine the success of the remediation efforts. The difference between Clearance and Post-cleaning testing is No Containment will be in place.



Environmental Solutions Association

Beyond Home Inspections...

Extensive as it is, a home inspection is not all inclusive. Depending on your level of concern and the location of the home, you may want to consider the following optional services which generally can be performed in conjunction with the home inspection. The following are an additional fee to the normal home inspection, all fees are listed on the opposite page.

Radon Testing...

According to the U.S. Environmental Protection Agency (EPA), radon gas is the second leading cause of lung cancer in the United States. The radioactive gas, commonly found in the soil, has become a major health concern for home buyers. Make sure the inspector is familiar with EPA protocols and uses only approved equipment.

Mold Testing...

If a mold-like substance is seen, it will be noted in the inspection report. If the "type" of mold is to be found and tested, various tests can be performed such as; Air-O-Cell, Swab, Tape, Bulk, BioCassette, and Dust. The "Mold Protocol" also can be done by the home inspector giving detailed information on what mold tests were done, type(s) of mold that was found, and what is recommended for mold remediation.

PRICE LIST:

NOTE; THE "GENERAL" HOME INSPECTION INCLUDES LOOKING FOR SIGNS OF MOLD, AND ANY SIGNS OF POSSIBLE RADON.

- DUPLEXES & CONDOMINIUMS UP TO 900 S.F.....\$185
- 2BDRM HOMES & TOWNHOMES UP TO 1300 S.F....\$195
- 3BDRM HOMES & TOWNHOMES UP TO 1500 S.F....\$200
- 4BDRM HOMES & TOWNHOMES UP TO 1700 S.F....\$205
- 5BDRM HOMES & TOWNHOMES UP TO 2000 S.F....\$275
- 6BDRM HOMES & TOWNHOMES ON UP, PLEASE CALL FOR A PRICE QUOTE.
- \$25 FOR ANYTHING OVER 100 S.F. ON ANY OF THE ABOVE PRICES.
- (TRAVEL TIME OVER 1 HR, CALL FOR A QUOTE)
- (IF INSPECTION EXCEEDS 2 HRS, ADDITIONAL FEES ARE CHARGED)
- WE COUNT ALL OFFICES, DENS, OR OTHER ROOMS WITH CLOSETS AS BEDROOMS.
- TO RETURN TO AN ORIGINAL INSPECTION:.....\$100
- WALK-THRU NEW CONSTRUCTION UP TO 1300 S.F...\$205
- PRE-INSPECTIONS UP TO 1300 S.F.....\$205
- INSPECTIONS OVER 35 MILES.....\$80
- PHASE I & PHASE II ENVIRONMENTAL.....\$1700-\$2000
- NOTE; IF TIME PERMITS A MOLD SAMPLING TO BE PERFORMED AT THE TIME OF INSPECTION, IT WILL BE DONE. HOWEVER, IF TIME IS LIMITED, WE MAY HAVE TO COME BACK AT A LATER TIME OR DATE, AND AN ADDITIONAL FEE MAY BE ADDED.

The following tests are an additional fee from the Inspection fee.

- Radon tests (For 2 kits).....\$150
- Mold & Allergen Inspections (up to 1 Hrs, if over, addtl Fee)\$295
- Mold Protocol\$295
- Mold Clearance ("Containment" in place, after Remediation)\$295
- Post Mold Cleaning Clearance (No "Containment" after Remediation).....\$295
- Methamphetamine Tests: ...72Hrs Lab \$210 or 96 Hrs Lab \$150
- Lab analyses pricing schedule, and Turn-around-times: 72 Hrs for standard. (Per sample, for 1 sample).....\$95
- Tests: Air-O-Cell, Swab, Tape, Bulk , Bio-Cassette
- Same day TAT (Per sample, for 1 sample).....\$290

Note; We go by S.F. on all properties, counting all living areas.



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