



# Lancaster Home Inspections, Inc.

## General Home Inspection (Lancaster County) Effective June 2006

Included in a home inspection: Structural, Plumbing, Heating, Air Conditioning, Electrical, Roofing, Chimney, Gutters, Exterior Grading, Windows, Insulation, Ventilation, Kitchen appliances, Walls and Ceilings, Floors, and Garages and follows ASHI guidelines. Cost is based on total finished area of home.

Up to 2000 SF: \$250.00	2501-3000 SF: \$350.00	3501-4000 SF: \$450.00
2001-2500 SF: \$300.00	3001-3500 SF: \$400.00	4001 SF + Call For Quote

### Additional inspections

	<u>Performed with General</u>	<u>Performed Independently</u>
Wood Destroying Insect (termite)	\$50.00	\$85.00
Pump and well (flow & performance)	\$85.00	\$150.00
Septic	\$150.00	\$175.00
Reinspections:		\$ 90.00

### Independent inspections

\$95.00 each

Includes any of the following: structural, plumbing, heating/cooling, electrical, roofing, basement dampness, structural due to termite damage, wood stove certification, thermal certification, FHA roof certifications.

### Radon Testing

	<u>Performed with General</u>	<u>Performed Independently</u>
Short term test (48 hour)	\$125.00	\$140.00
Radon in Water	\$150.00	

### Water and Lab Testing:

Bacteria (Coliform and E-coli)	\$50.00
Nitrates	\$55.00
Potability (Coilform bacteria and E-coli), Nitrate	\$105.00
FHA Series: Bacteria (Coliform E-coli), Nitrate, Nitrite, Total Nitrate/Nitrites, Lead	\$150.00
VA Series: Bacteria (Coliform, E-coli), Nitrate, Iron, pH, Lead	\$150.00
LHI Series: Bacteria (Coliform, E-coli), Nitrate, Iron, pH, Hardness	\$150.00
Hardness	\$25.00
Alkalinity	\$30.00
Iron	\$25.00
Lead	\$70.00
pH	\$25.00

Other water perimeters available upon request.

\* \$50 is added to water tests if performed independently.

Payment can be paid with cash or check. All inspections are performed in accordance with the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics, and are in compliance with Pennsylvania state home inspection laws. Other services offered include new construction consultations and progress inspections, expert witness testimony, and Rural Housing inspections.