

2022 General Home Inspection Rates		2022 Ancillary Service Rates		
General Home Inspection includes one attached or one detached garage		Service	What is Included	Rate
<b>Finished Ft<sup>2</sup></b>		<b>Septic &amp; Sewer Scope</b>		
≤ 1,499	\$ 450.00	Sewer Scope	Video inspection of up to 100' of sewer line from the home's cleanout to the municipal sewer main. Pictures & written report.	\$250.00
1,500-1,999	\$ 475.00	Septic Inspection With Home Inspection	Inspection of septic tank, lines to & from tank and effluent disposal area (EDA) / Leachfield. Pictures and written report.	\$475.00
2,000-2,199	\$ 500.00	Septic Inspection Without Home Inspection	Inspection of septic tank, lines to & from tank and effluent disposal area (EDA) / Leachfield. Pictures and written report.	\$550.00
2,200-2,399	\$ 525.00	<b>Additional Structures &amp; Surcharges</b>		
2,400-2,599	\$ 550.00	In-law apartment - Power , Heat, Plumbing	Roof, Exterior, Interior, Structure, Doors, Electrical, Plumbing and Heating System (Added to Report)	\$195.00
2,600-2,799	\$ 575.00	Additional Outbuilding with Power and Heat	Roof, Exterior, Interior, Structure, Doors, Electrical and Heating System (Added to Report)	\$225.00
2,800-2,999	\$ 600.00	Additional Outbuilding (Small)	Roof, Exterior, Interior, Structure, Doors, Electrical System (Added to Report)	\$125.00
3,000-3,199	\$ 625.00	Additional Outbuilding (Large Barn)	Roof, Exterior, Interior, Structure, Doors, Electrical System (Added to Report)	\$225.00
3,200-3,399	\$ 650.00	Commercial or Multi-family Inspections	Request an Inspection for pricing	On Request
3,400-3,599	\$ 675.00	Historic Home Surcharge (>100years old)	Older homes typically take longer to inspect and write the report	\$125.00
3,600-3,799	\$ 725.00	Foreclosure Surcharge	Foreclosures typically take longer to inspect and write the report	\$150.00
3,800-3,999	\$ 775.00	<b>Infrared Thermography Inspection</b>		
4,000-4,500	\$ 850.00	Infrared Scan of Interior and Exterior for Heat Loss and Moisture Intrusion	Added to report with thermal images of problem areas, explanation of anomalies and suggestions for improvements. Bulk photo file included	\$250.00
		Moisture Scan of Interior for roof or plumbing leaks which may not be visible otherwise	Added to report with thermal images of elevated moisture, leaks, etc. Bulk photo file included.	\$175.00
		<b>Water Analysis</b>		
		Bacteria Only	Total Coliform Bacteria & E. coli	\$85.00
		Government Loan Package FHA/VA/RD/HUD	Total Coliform, E coli, Nitrate, Nitrite, Lead	\$150.00
		Standard Water Test	Total Coliform & E.coli Bacteria, Nitrate, Iron, Manganese, Sodium, Chloride, pH, Hardness	\$195.00
		Comprehensive Package -	Total Coliform & E.coli Bacteria, Nitrate, Nitrite, Lead Iron, Manganese, Sodium, Chloride, pH, Hardness, Fluoride, Copper, Conductivity, Alkalinity, Arsenic	\$225.00
		Comprehensive PLUS Radon H2O Package -	Total Coliform & E.coli Bacteria, Nitrate, Nitrite, Lead Iron, Manganese, Sodium, Chloride, pH, Hardness, Fluoride, Copper, Conductivity, Alkalinity, Arsenic	\$275.00
		Additional Analytes (price each)	Arsenic, Iron, Manganese, Fluoride, Copper, etc.	\$35.00
		Radon in Water	Radon 222 in water	\$75.00
		<b>Radon in Air Testing</b>		
		Radon (in Air)	48-hour minimum test for Radon 222 in Air, Radon report sent via email. Additional travel rates may be added for radon monitor retrieval.	\$175.00
<i>All prices are shown priced in conjunction with a home inspection. <u>Additional fees will be added for stand-alone testing, inspection and for radon retrieval</u></i>				
~ Vermont Drinking Water Fact Sheet ~ <a href="http://healthvermont.gov/enviro/ph_lab/documents/drinking_water_testing_wells_factsheet.pdf">http://healthvermont.gov/enviro/ph_lab/documents/drinking_water_testing_wells_factsheet.pdf</a>				
Water samples will be taken by the home inspector and sent to a VT or NH certified Lab for analysis. Turnaround time for water samples is typically three business days after receipt from the lab and results will be sent to the client via e-mail.				