

<http://www.rthomascompany.com>

**Above is the website for the inspector we recommend; below is a chart showing the fees for a Home Inspection based on year house was built and square footage. The Radon Test costs \$150. The invoice can be paid at closing.** The Home Inspection is for your piece of mind to know that the house has been looked at again by a professional. We normally do not find major items on the report. The Radon Test is a precaution. We do not anticipate there being Radon, but our inspector has found Radon in high levels in the surrounding areas in the past. You are better off finding out if there is Radon before closing. We recommend Radon Tests on all our properties. If Radon is found, the Seller is responsible for putting in a mitigation system to reduce levels.

## **What is a home inspection?**

The home inspector is required to observe readily visible and accessible installed systems which include: structural components, exterior, roofing, plumbing, electrical, heating, central air conditioning, interiors, built-in kitchen appliances, insulation and ventilation. The home inspector shall operate the mechanical systems using normal operating controls except when conditions or other circumstances may cause equipment damage. The minimum standards for home inspections in North Carolina are established by the NC Licensed Home Inspector Board and can be reviewed at "nchilb.com" Every window, door and electrical outlet is checked to make sure they are working properly. All water faucets/connections are tested to make sure there are no leaks.

## **What is radon?**

Radon is a cancer-causing radioactive gas. You cannot see, smell or taste radon but it may be a problem in your home. When you breathe air containing radon, you increase your risk of getting lung cancer. In fact, the Surgeon General has warned that radon is the second leading cause of lung cancer in the United States today. If you smoke and your home has high radon levels, your risk of lung cancer is especially high.

Radon is a colorless, chemically unreactive inert gas, it is the densest gas known. The gas and its highly radioactive (radioactivity described) metallic daughter products emit alpha and beta particles and gamma rays. It has been used in the treatment of cancer by radiotherapy. In homes and other buildings, in some areas of the world, radon produced by the radioactive decay of uranium-238 present in soil and rock can reach levels regarded as dangerous. (Chemical Symbol/Element Number: Rn222)

## **Should you test for radon?**

Testing is the only way to know the radon levels in a home. There are no immediate symptoms that will alert you to the presence of radon. It typically takes years of exposure before any problems surface and then it is too late.

The U.S. Environmental Protection Agency, Surgeon General, American Lung Association, American Medical Association and National Safety Council all recommend testing your home for radon.

## **Can you fix the problem?**

If a home has high radon levels, there are ways to reduce the concentrations. Even very high levels can be reduced to acceptable levels. Again, if Radon is found, the Seller is responsible for putting in a mitigation system to reduce levels.

## Inspection Fees

	<b>Built After 1996</b>		<b>Built 1996-1986</b>		<b>Built before 1986</b>	
Square Feet	Paid at Inspection	Paid at Closing	Paid at Inspection	Paid at Closing	Paid at Inspection	Paid at Closing
<b>up to 1400</b>	<b>300</b>	<b>350</b>	<b>325</b>	<b>375</b>	<b>350</b>	<b>400</b>
1500 to 1900	325	375	350	400	375	425
<b>2000</b>	<b>335</b>	<b>385</b>	<b>360</b>	<b>410</b>	<b>385</b>	<b>435</b>
2100-2200	350	400	375	425	425	475
<b>2300-2400</b>	<b>375</b>	<b>425</b>	<b>400</b>	<b>450</b>	<b>425</b>	<b>475</b>
2500-2800	400	450	425	475	450	500
<b>2900-3000</b>	<b>435</b>	<b>485</b>	<b>460</b>	<b>510</b>	<b>485</b>	<b>535</b>
3100-3300	470	520	495	545	520	570
<b>3400</b>	<b>515</b>	<b>565</b>	<b>540</b>	<b>590</b>	<b>565</b>	<b>615</b>
3500	530	580	565	615	590	640
<b>3600</b>	<b>535</b>	<b>595</b>	<b>560</b>	<b>610</b>	<b>585</b>	<b>635</b>
3700-4000	555	605	580	630	605	655
<b>4100</b>	<b>565</b>	<b>615</b>	<b>590</b>	<b>640</b>	<b>615</b>	<b>665</b>
4200	575	625	600	650	625	675
<b>4300</b>	<b>590</b>	<b>640</b>	<b>615</b>	<b>665</b>	<b>640</b>	<b>690</b>
4400	600	650	625	675	650	700
<b>4500</b>	<b>540</b>	<b>590</b>	<b>565</b>	<b>615</b>	<b>590</b>	<b>640</b>
4600	625	675	650	675	675	725
<b>4700</b>	<b>640</b>	<b>690</b>	<b>665</b>	<b>715</b>	<b>690</b>	<b>740</b>
4800	650	700	675	725	700	750
<b>4900</b>	<b>665</b>	<b>715</b>	<b>690</b>	<b>740</b>	<b>715</b>	<b>765</b>

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