



OTHER TESTING AND INSPECTIONS GUIDE

It is recommended to schedule the other tests and inspections at the same time as the home inspection if possible. Aside from giving access to the other inspectors the Home Inspector can take pictures and gather more information for the buyer. If a radon test is ordered, the Home Inspector typically returns to the house 2 or 3 days later to retrieve the radon kit. This is another opportunity to coordinate further testing if necessary.

RADON- Recommended for all houses in all areas of Western North Carolina regardless of foundation type. Highly recommended if children, the elderly or persons with a history of lung disease will be living in the home.

WDIR (Wood destroying Infestation Report) or 'PEST'- Recommended for all wood framed houses. This includes houses with brick and stone veneer. Highly recommended for older homes, or homes with wet basements/crawlspaces, discolored/damaged/stained sub-floors or when insect damage is suspected.

WATER TESTING- Recommended for any house with a well. The Bacteria-only screening is the most basic test. The Full scan screening tests for bacteria, heavy metals and more. Highly recommended for older wells/older equipment or when no filtration equipment is present.

CHIMNEY INSPECTION- Recommended for any gas or wood-burning stove or fireplace with a flue. Highly recommended for any masonry chimney with a clay flue liner that is being used to vent a gas or wood-burning fireplace.

SEPTIC TANK INSPECTION- Recommended for any house with a septic tank system. Highly recommended for older/larger houses with a septic system or when the Home Inspector asks for further evaluation.

WELL INSPECTION- Recommended for older homes and/or older pump and equipment.

MOLD TESTING- Recommended when houses have a strong odor or when mold has been observed/suspected or when the Home Inspector asks for further evaluation.

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