

# The Home Inspector, Inc.



## Virgin Islands Residential & Commercial Inspections

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**Services & Pricing**—Your island resource for professional residential and commercial inspection services. Inspection Reports are computer generated and may be emailed or faxed. The Home Inspector Inc. is licensed in the USVI, and carries Errors and Omissions Insurance and Professional Liability Insurance; Realtors are co-insured.

**Full Inspection**—either pre-listing (seller) inspection, or pre-purchase (buyer) inspection

	Up to \$350,000	Up to \$750,000	Up to \$1,500,000	Over \$1,500,000
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### Houses

3 bedroom, 2 bathroom or smaller	\$375	\$500	\$600	\$700
As above, + 1 bedroom apartment	\$425	\$525	\$675	\$750
Larger than 3 bedroom, 2 bathroom	\$450	\$550	\$700	\$775
As above, + 2 bedroom apartment	\$500	\$600	\$775	\$850
VIHFA Home Buyer Training Graduate	\$350	\$425	\$575	

### Condos

MRCA, Cowpet, Anchorage, Regatta Point, Sapphire, Secret Harbor, or similar condos

1 Bedroom	\$325	\$375
2 to 3 Bedroom	\$350	\$400

Elysian, Pineapple Village, or similar condos

Up to 2 bedroom	\$325	\$375
Up to 4 bedroom	\$375	\$425

**Re-Inspection of property**—repairs 1/2 of original fee to maximum of \$200

**Environmental Services**—Collect air samples and/or samples from organic growths for laboratory analysis of mold(s) that may be present. Fee includes sampling and analysis, with recommendations for mitigation if molds are detected.

Water Test	\$75 at time of Inspection, otherwise \$150. Analysis by Caribbean Safe Water Labs.
Mold Sampling	\$275 at time of Inspection, otherwise \$350. This includes up to 4 air or swab samples. \$60 for each additional sample. Analysis by EM PKlabs, "The Mold Report ©".
Asbestos Sampling	\$150 at time of Inspection, otherwise \$250. Analysis in Pro-Lab in Florida.
Lead Risk Assessment	\$125 at time of Inspection with swabs; with samples \$200

**Construction Draw Inspections**—First draw, includes plan and documents reviews, orientation with contractor and client \$300. Subsequent Inspections, including photos, \$150 each request.

**Association and Commercial Inspections**—Please call for quotation.

Home inspections include a thorough visual and operating examination of the lot and grounds, the structure, roof, cistern, electrical and plumbing systems, air conditioning, and interior finishes. Swimming pools and septic systems are visually inspected only. Other than electrical panel covers, systems and structures are not dismantled. Fees listed are for Inspections and services on St Thomas, St Croix, St John, and Water Island. Fees for services in Puerto Rico will be negotiated to include provision for transportation time and expenses. Inspection fee considers selling price and amenities.

Price List effective January 11, 2009. This replaces all previous prices and/or fee schedules.

