



Pre-Offer Inspection

How to feel confident that the property you're about to place an offer on is a solid investment...by taking advantage of our Pre-offer Structure and System Only Inspection!

Our discounted rate service provides you with enough information about your potential new home to know exactly what you're getting into before you make an offer or put down a deposit.

What's Included

Our Pre-Offer Structure and System Only Inspection includes:

EXTERIOR: This includes the same exterior components as a full home inspection such as visible wall coverings, trim, protective coatings and sealants, windows, doors, attached porches, decks, steps, balconies, handrails, guardrails, carports, eaves, soffits, fascia boards and visible exterior portions of chimneys.

ROOF: This includes the same exterior components as a full home inspection such as roof covering materials, gutters and downspout systems, visible flashings, roof vents, skylights, any other roof penetrations, portions of the chimneys and flues visible from the exterior.

STRUCTURE: This includes the same structural components as a full home inspection such as visible foundation, floor framing, roof framing and decking, other support and substructure/superstructure components and stairs.

PLUMBING SYSTEMS: Visible basement water supply lines, visible basement waste line, visible basement and attic vents, age, fuel source and condition of the tank/tankless water heater.

ELECTRICAL SYSTEMS: View accessible electrical panel(s), feeders, branch circuits, breakers, service, and grounding for any safety concerns.

HEATING AND COOLING SYSTEMS: Type of heating and cooling systems, age, heating fuel source, condition, function, safety concerns and flue pipe. Note: Air Conditioning cannot be tested when the outdoor temperature is below 65F degrees.

INTERIOR: For the interior (kitchen, bathrooms, and living areas) we do a walk-through to identify anything that looks out of place or is cause for concern. Note: We do not test or inspect any of the items in these areas.

As the Client, you can have us add or omit any of the items the state's SOP (Standards of Practice) require home inspectors to inspect. We can also customize your home inspection to fit your needs.

Our goal is to give you enough information about your home to know that it's not in immediate need of extensive or expensive repairs the minute you sign paperwork and take possession. This is especially important while negotiating terms and offers in today's competitive real estate environment. With your Pre-offer Structures and Systems Inspection in hand, you can make an informed decision with greater certainty and peace of mind.

James L Brock

A handwritten signature in black ink that reads "James Brock".

P.S. If your offer is accepted, we recommend you schedule us to complete the BHI home inspection.