



INSPECTED ONCE, INSPECTED RIGHT!®

A home is the biggest purchase you'll ever make, so it's important to understand the condition of your investment. Let T&L Home Inspection, LLC, provide the thorough inspection you expect and a report you can rely on to make a confident decision.

As a Certified Professional Inspector® trained by InterNACHI®—the International Association of Certified Home Inspectors—I have the knowledge to spot problems with materials, installation and workmanship that other inspectors might miss.

I follow a comprehensive Standards of Practice, which ensures that you receive a detailed and accurate home inspection. I also abide by a strict Code of Ethics, which puts your interests first and protects your rights as a consumer.

I understand first-hand how stressful a real estate transaction can be. So, whether you're buying or building a new home, selling the one you're in, or purchasing an investment property, let T&L Home Inspection, LLC, give you the peace of mind you deserve to make the right choice for your family's future.



T&L HOME INSPECTION, LLC

TODD HARDIN, CPI

INTERNACHI® CERTIFIED PROFESSIONAL INSPECTOR®
NORTH CAROLINA-LICENSED HOME INSPECTOR #4076

919-922-3946

INFO@TLHOMEINSPECTION.COM
WWW.TLHOMEINSPECTION.COM

WHAT MY CUSTOMERS SAY...

Having worked with Todd for years, I knew ahead of time that my experience with his inspection would be great. As I tagged along throughout the process, he took the time to explain his findings and offer suggestions for necessary repairs. I highly recommend anyone looking for a knowledgeable and thorough inspector to give Todd a call. You won't be disappointed!

Todd did a great job for our home inspection. His attention to detail was excellent, and he took the time to answer all of our first-time home buyer questions. We highly recommend him!



CUSTOMER CONVENIENCES

- Evening & Weekend Appointments Available
- Credit Cards Accepted
- Fully Insured (GL and E&O)



T&L HOME INSPECTION, LLC



TODD HARDIN, CPI

INTERNACHI® CERTIFIED PROFESSIONAL INSPECTOR®
NORTH CAROLINA-LICENSED HOME INSPECTOR #4076

919-922-3946

INFO@TLHOMEINSPECTION.COM
WWW.TLHOMEINSPECTION.COM

**PROUDLY SERVING GOLDSBORO, CLAYTON
& THE SURROUNDING AREA**



MY STANDARD HOME INSPECTION

I'll inspect the structure, systems and components of the home, inside and out, from the foundation to the roof, using the latest tools and technology.

I encourage you to attend your inspection so that I can describe my process, explain my findings, point out important maintenance items, and answer all of your questions.

As a state-licensed Certified Professional Inspector® trained by InterNACHI®, I adhere to a comprehensive Residential Standards of Practice. This means that I will inspect all of the following, when visible and accessible:

- Roof
- Structural Components
- Attic, Ventilation & Insulation
- Exterior Cladding
- Porch & Deck
- Attached Garage
- Driveway
- Foundation
- Basement/Crawlspace
- Fireplace
- Electrical System
- Plumbing System
- HVAC System
- Interior, including:
 - Built-In Appliances
 - Ceilings, Floors & Walls
 - Windows/Glazing
 - Doors

Following my evaluation, I will compile my findings in an easy-to-read report, which will include detailed descriptions and high-resolution digital photos of any issues I've discovered. I'll email you your report within 24 hours, and my job isn't finished until you understand everything in it.

You will receive a FREE copy of *Now That You've Had a Home Inspection*, the home maintenance manual that includes tips for keeping your home safe and in top condition.



MY SPECIALTY SERVICES

ANNUAL HOME MAINTENANCE INSPECTION

Especially if you're a new homeowner, an Annual Home Maintenance Inspection can help you understand and plan for the demands of maintaining your home properly. Some tasks are seasonal, and some items require more frequent attention. Let me help you start on the path of responsible homeownership by identifying any issues, and educating you about what should be done each year to keep your home in top condition. Even if you're a veteran homeowner, my inspection can verify whether your home's maintenance is sufficient, or whether any problems have developed during the past year.

RADON TESTING

Although radon is a naturally occurring gas in our environment, it is also the second leading cause of lung cancer deaths in the U.S., according to the Surgeon General. Radon is colorless and odorless, but in elevated amounts indoors, it can be deadly. Nearly one out of every 15 homes is estimated to have elevated radon levels. The Surgeon General and the Environmental Protection Agency recommend testing all houses. Millions of Americans have had their homes tested for radon, and you should, too.

SELLING YOUR HOME? 10 TIPS TO SPEED UP YOUR HOME INSPECTION

1. Confirm that the water, electrical and gas services are turned on (including pilot lights).
2. Make sure your pets won't hinder your home inspection. Ideally, they should be removed from the premises or secured outside. Tell your agent about any pets at home.
3. Replace burned-out light bulbs to avoid a "light is inoperable" report that may suggest an electrical problem.
4. Test smoke and carbon monoxide detectors, and replace dead batteries.
5. Clean or replace dirty HVAC air filters. They should fit securely.
6. Remove stored items, debris and wood from the foundation. These may be cited as "conductive conditions" for termites.
7. Remove items blocking access to HVAC equipment, electrical service panels, the water heater, attic and crawlspace.
8. Unlock any locked areas that I must access, such as the attic door or hatch, the electrical service panel, the door to the basement, and any exterior gates.
9. Trim tree limbs so that they're at least 10 feet away from the roof. Trim any shrubs that are too close to the house and can hide pests or hold moisture against the exterior.
10. Repair or replace any broken or missing items, such as doorknobs, locks or latches, windowpanes or screens, gutters or downspouts, or chimney caps.

Checking these areas before your home inspection is an investment in selling your property. Better yet, have me ensure that your home is Move-In Certified. Your real estate agent will thank you!



**CALL 919-922-3946
TO SCHEDULE YOUR
INSPECTION TODAY!**