


































# The Property Doc Difference

High-Priority Items	Virginia Home Inspection Standards	Property Doc Standards	The Value We Deliver
Highly qualified inspector			Our Certified Master Inspector has 700+ continuing education hours - 87 year's worth based on Virginia standards.
Fine-tooth comb inspection			We typically spend up to an hour longer on site than competitors. You can see the results in our sample reports.
Use drone for roof			We inspect roofs with drones outfitted with high resolution cameras for an up close look. <sup>1</sup>
Specific, illustrated, and proven comments			We bolster our findings with illustrations and manufacturer's instructions where it counts. Standard reports rely on generic, canned comments.
Termite inspection (Preowned houses only)			Sellers usually "cover" this. We find that termite damage is sometimes missed. Too expensive to miss, so we check again.
Infrared inspection			We use infrared cameras during every home inspection.
Use a moisture meter			A moisture meter helps us accurately detect hidden water problems.
Fill sinks and bathtubs			Filling these fixtures can reveal plumbing problems that a basic test won't.
Shower liner tested			We fill tile showers with water for 15 minutes to ensure that they don't leak.
Water softeners tested			We use hard water test strips to help verify water softeners are working.
Exhaust fans tested and verified			We test all exhaust fans and verify airflow at the exterior.
Test all outlets, switches, and lights			We test all readily accessible outlets and switches. Standards only require testing a representative sample.
Full testing of HVAC systems			We test furnaces all year round, heat pumps in all three modes, and air conditioners above 64 degrees outside.
Whole-house ventilation systems inspected			Air exchangers are excluded by home inspection standards. We inspect them.
Inspect all doors and windows			We inspect all readily accessible windows and doors. Standards only require inspecting a representative sample.
Inspect and test appliances			Appliances are excluded by home inspection standards. We test them.
Walk/crawl through attics			Most home inspectors do not walk through attics without floors. We do. <sup>2</sup>
Crawl the whole crawlspace			Our physically fit inspector goes into some ridiculously small areas because that's where the expensive stuff likes to hide.
Report environmental hazards			While issues such as mold growth aren't part of a home inspection, if we see it, we report it.

<sup>1</sup> Restricted air space and high winds can prevent drone operation in rare cases.

<sup>2</sup> We go where we can safely climb and fit without disrupting the insulation or risking falling through the ceiling. Most inspectors don't walk without a floor.