

▶ partner spotlight

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TOP TO BOTTOM

HOME INSPECTION, LLC

TOP  BOTTOM

QUALITY COMMITMENT

When someone is dedicated to their craft, it makes a difference and people take notice.

That is the way John Pate goes about his work.

As Owner of Top to Bottom Home Inspection, John Pate brings a strong quality commitment to his work with area partners and clients each day.

“I am working for clients, and I have their best interests in mind,” John explains. “I treat the inspection as if I was buying the home myself.”

Getting His Start

John started out in retail sales working with his dad. He also worked in the

light construction industry with some remodeling projects. Plus, he worked on docks and seawall construction, as well as log home building.

As John explains, “The bottom line is I like the construction business, but I knew that wasn’t my end game. After I did sales for an exterior supply company for 20 years, I decided to look at doing something else for myself and got into the home inspection business.”

Deliberate Approach

John takes pride in his deliberate approach to his craft.

“Average home inspections take three to three and a half hours. I take an average of five to six hours,” he says.

“I believe you really want to slow down and take your time. There is no reason to be in a hurry. I book one inspection a day. That way, I can take as long I need to do it correctly for the buyers.”

John’s results speak for themselves—so do his reviews. In fact, he has received 100 five-star reviews in 2020 remarking on his thorough approach.

“I really appreciate those reviews, and I think it’s a sign that I have helped to save some people some money,” John says.

Essential Service

Service is an essential part of the experience, and John delivers.

“When someone contacts me, I make myself readily available to talk with them and respond to people the same day.”

When you talk with John, you immediately understand the love he has for his work.

“Every day is different. No two houses are the same. They have been built differently in various years, styles, and ways. They all have their own challenges. Every day is a different adventure,” John points out. “I look at the home inspection process almost like a puzzle that I’m trying to solve.”

Rewarding Partnership

The partnership John enjoys with his real estate partners is rewarding also.

“We always strive to get the report back to the agent and the buyer the same day we do the inspection. I get feedback that my reports are easy to read, with lots of pictures depicting the issues. The process seems to be exceptionally smooth for everyone involved,” John says. “Once an agent contacts me, I schedule the appointment and I get a notification back that we are good to go. I then forward that to the agent and buyer. I am available to answer any follow-up questions and make the process almost seamless for them.”

At the end of the day, John feels a mission to serve people during this stressful time of handling such a large financial transaction. He knows they are depending on him to inform them of anything that might be wrong with the house.

“The home inspection can be one of the most stressful things for buyers. They have often fallen in love with the home and are probably on pins and needles that day. I try to make it easy with online scheduling,” he says. “I try to be as flexible as possible for people’s schedules. Most of the time,



Johns spends a lot of time on the roof!



we can give them a report back the same day even though it might be 8 or 9 o’clock at night.”

Family Time

Away from work, John enjoys time with his wife of twelve years, Bobbi, who owns the Bearded Stag Barber Shop in Myrtle Beach. They look forward to time spent with their son, Eric, who lives in Charlotte, where he manages an Office Depot store.

In their free time, John and Bobbi enjoy camping, going to the beach, and spending time in the mountains. They also enjoy watching sports, especially football, and look forward to moments with friends and neighbors.

John also belongs to BNI (Business Network International) and supports local organizations such as Fostering Hope, as well as seasonal gift and coat drives.

When you look for a partner you can trust for quality and commitment, the answer is clear. John Pate and Top to Bottom Home Inspection are a great solution for you and your clients.

For more information about Top to Bottom Home Inspection:

Website: www.homeinspection.toptobottom.com

Phone: (843) 231-8532



He is always pleased with a job well done.

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