

# HOME INSPECTION INFORMATION

After contracting to purchase a home, you have the right to inspect the physical condition of the property. Typically, you will hire a home inspector who is a generalist, i.e., not a licensed contractor, roofer, electrician, etc. If anything looks suspicious to the inspector, he will likely recommend that you hire a licensed professional to further investigate the problem. All inspections must be performed within your inspection period in order to preserve your inspection rights.

Following are some additional inspections that are not included in a standard inspection, and the approximate cost for each:

1. Roof certification - \$50 - \$100  
Certifies that the roof is in acceptable condition and can be expected to last at least five years. It is not a guarantee or warranty, just an opinion.
2. Sewer line camera inspection - \$250  
Video of the sewer line to ensure that it is in good condition. Replacing a sewer line is expensive and disruptive, especially if the line goes under the deck or the garage.
3. Radon Test - \$100
4. Termite Inspection - \$100  
Contrary to popular belief, we do have termites in Denver. If caught early enough, termite damage is not as catastrophic as you may have heard, and mitigation is reasonable.
5. Furnace Certification - \$100 - \$150  
Certifies that the furnace is safe, operable and installed to code as of the day of inspection. It is not a warranty or guarantee.
6. Structural Inspection - \$300  
An inspection by a licensed structural engineer to determine the structural integrity of the home. The engineer will provide recommendations on improvements needed, but usually does not provide any cost estimates.