

BUYER & SELLER

Inspection Checklist



Buying or selling a home is a significant transaction. To ensure all parties come to the closing table feeling confident, the list below provides inspection options available to either a buyer or seller. Please note that this is not a comprehensive list and actual prices may vary.

GENERAL INSPECTION: A visual look at HVAC, plumbing, electrical, roof, attic, floors, windows, doors, foundation, basement, cosmetic and other components.	\$300 – \$600
RE-INSPECTION: Inspector or licensed contractor will re-inspect all items on inspection report to confirm that they've been completed to professional standards.	\$100 – \$200
SEWER SCOPE: Video inspection of the sewer line from the house to the main sewer. It can find blockages, cracks, invading tree roots, and other issues.	\$200 – \$900
RADON: Basements, crawl spaces and main floors are tested for radon which has been known to cause lung cancer if exposed over long periods of time.	\$150 – \$745
MOLD: An evaluation to identify possible sources and signs of mold, from visible water damage to areas with excess humidity. May take air/surface samples.	\$300 – \$1,000
CHIMNEY: Looks for proper chimney and fireplace venting, structural integrity and creosote buildup which can combust and cause a fire.	\$360 – \$400
LEAD PAINT: For homes built prior to January 1, 1978, an inspection will check surfaces to determine if and where lead paint is present.	\$225 – \$400
ASBESTOS: A professional will provide an initial visual inspection, gather samples, have them tested and deliver a report on the findings.	\$225 – \$800

(continued on next page)



BUYER & SELLER INSPECTION CHECKLIST

(continued from previous page)

<p>METH ASSESSMENT: For screening level, a certified consultant will complete a site inspection and take samples. If there's a suspicion that meth was produced or used, an in-depth "preliminary" assessment can be conducted.*</p>	<p>\$450 – \$2,000+</p>
<p>HVAC: A technician will thoroughly review and test heating and cooling equipment, as well as whole-home indoor air quality systems.</p>	<p>\$200 – \$475</p>
<p>ROOF CERTIFICATION: A roof's condition will be fully inspected and if no repairs are needed, it will be certified for 2-5 years based on expected lifespan.</p>	<p>\$75 – \$200</p>
<p>WELL & SEPTIC: The well system will be checked for volume/pressure, proper construction and working parts. Water will be tested to ensure safety. All septic tank components and interior will then be inspected and the drain field tested.</p>	<p>\$400 to \$650</p>
<p>STRUCTURAL: A civil or structural engineer can assist with concerns regarding the foundation, load-bearing walls, additions and the general integrity of a home.</p>	<p>\$350 – \$700</p>
<p>PEST: An inspector checks the exterior and interior of a home for signs of damage, an active infestation and areas that attract pests.</p>	<p>\$50 – \$300</p>
<p>ENERGY AUDIT: A simple, visual inspection covers everything between the foundation and the roof, including the HVAC, water heater, doors and windows, appliances and lighting. The cost may be offset by rebates from Xcel Energy.</p>	<p>\$200 – \$675</p>
<p>SOLAR PANEL: A technician will evaluate the overall efficiency and performance, then inspect components and visually check for damage.</p>	<p>\$150 – \$300</p>
<p>CLUE REPORT: This property insurance report shows claims made in the last 7 years. Numerous claims may lead to a buyer paying a higher premium.</p>	<p>Free – \$20</p>

*More info: environmentalrecords.colorado.gov/HPRMWebDrawerHM/RecordView/410409

