

Home *Inspections*

What is an Inspection?

An inspection involves a professional, licensed inspector reviewing your future home from top to bottom — uncovering issues, needed repairs, or existing damage.

The inspection report gives you an open book before you make the biggest purchase of your lifetime, empowering you to negotiate and plan with confidence.

Key Things to Know About Your Inspection

1 No property is perfect — and that's OK.

All properties have issues, even brand-new builds. Most are minor. Some are major. We will sort through everything together based on your inspection report.

2 The report will likely be 100+ pages.

The report cites ALL issues with close-up photos, which can make the home look worse than it is. Most items are minor and easy to address — don't panic!

3 Don't sweat the small stuff.

Focus on big, costly issues. The inspection report is a due-diligence tool, not a punch-list of seller demands. Use it to understand the home and plan future maintenance.

4 Discovery vs. Diagnosis.

Inspectors discover issues — they don't fully diagnose them. A licensed specialist (plumber, electrician, roofer) may be needed for a full diagnosis, adding time and cost.

5 Inspectors are human.

No inspector catches 100% of everything. The inspectors we refer are excellent and thorough, but no one is perfect. That's the nature of property inspections.

6 Know what you can ask sellers to fix.

Focus on (1) health & safety issues (high radon, faulty wiring) and (2) functional issues discovered at inspection that weren't visible when you went under contract.

Which Inspections *Should I Have Done?*

Koby Reed will guide you on which inspections are advisable based on the age, condition, type, and location of the home you are buying.

PRIMARY INSPECTIONS

Recommended upfront for all buyers

General Inspection

Based on size, location & age of property

~\$700

Sewer Scope

Checks condition of underground sewer lines

~\$200

Radon Test

Colorado has elevated radon — strongly recommended

~\$115

SECONDARY INSPECTIONS

Order after reviewing general inspection results

Lead-Based Paint Test

For homes built before 1978

~\$750

Mold Test

If inspector notes moisture or musty odors

~\$700

Asbestos Test

For older homes with suspect insulation

~\$300

Termite Inspection

May be required by lender for certain loans

~\$200

What Can You Ask Sellers to Fix?



Health & Safety Issues

Items posing a health or safety risk — high radon, faulty electrical panels, carbon monoxide risks, or structural hazards. Most sellers will make repairs or grant a credit for these.



Functional & Condition Issues

Items NOT functioning properly, or in far worse condition than apparent when you went under contract. Example: a leaking dishwasher found at inspection is fair to negotiate. But visibly old windows? Factor that into your offer price instead.

Inspection Notes & Checklist

ADDRESS: _____ INSPECTOR: _____ DATE: _____ COST: _____
 Company: _____ Phone: _____ Email: _____

EXTERIOR

- ☐ Roof & gutters _____
- ☐ Siding & trim _____
- ☐ Foundation visible _____
- ☐ Driveway & walkways _____
- ☐ Windows & doors (ext.) _____
- ☐ Garage door & opener _____
- ☐ Deck / patio condition _____
- ☐ Grading & drainage _____

INTERIOR – GEN.

- ☐ Walls, ceilings, floors _____
- ☐ Stairs & railings _____
- ☐ Windows (interior / seals) _____
- ☐ Doors & locks _____
- ☐ Attic access / insulation _____
- ☐ Basement / crawl space _____
- ☐ Signs of water intrusion _____
- ☐ Carbon monoxide detectors _____

KITCHEN

- ☐ Appliances (all tested) _____
- ☐ Sink & faucet _____
- ☐ Garbage disposal _____
- ☐ Ventilation / range hood _____
- ☐ Cabinets & counters _____
- ☐ Dishwasher (leaks?) _____

BATHROOMS

- ☐ Toilets (flush & secure) _____
- ☐ Showers / tubs _____
- ☐ Faucets & drains _____
- ☐ Ventilation fans _____
- ☐ Caulk & grout _____
- ☐ Water pressure _____

PLUMBING

- ☐ Water heater (age & cond.) _____
- ☐ Supply lines visible _____
- ☐ Drain lines visible _____
- ☐ Sewer scope completed _____
- ☐ Water pressure adequate _____
- ☐ No active leaks noted _____

ELECTRICAL

- ☐ Panel box (age, breakers) _____
- ☐ GFCI outlets (kit., bath) _____
- ☐ Outlets tested _____
- ☐ Smoke detectors _____
- ☐ Visible wiring condition _____
- ☐ Ceiling fans / fixtures _____

HVAC

- ☐ Furnace (age & condition) _____
- ☐ A/C unit (age & condition) _____
- ☐ Filter condition _____
- ☐ Vents & returns _____
- ☐ Thermostat functional _____
- ☐ Ductwork visible _____

STRUCTURAL

- ☐ Foundation (cracks?) _____
- ☐ Framing visible _____
- ☐ Load-bearing walls _____
- ☐ Floor joists (basement) _____
- ☐ Chimney condition _____
- ☐ Evidence of settling _____

(checkbox) = Mark when reviewed | Note lines = Write issues found | Ask Koby about any red flags!