



Home Girl Dezz Real Estate

Full-Service Real Estate Across the Sierra Foothills & Sacramento Valley



Which Inspections Should You Get?

Most home buyers start with three inspections: a general home inspection, a roof inspection and a pest inspection. Land and acreage purchases call for a different set. Specialized inspections come next, only if something specific needs a closer look.

For Home Purchases

These are the inspections most buyers get. Ask your inspector or agent about each one individually if they aren't already part of your general inspection.

Home Inspection	A full walkthrough of the property's structure and major systems. This is the starting point for almost every purchase.
Roof Inspection	A closer look at the roof's condition, age and remaining lifespan than a general inspection typically covers.
Pest Inspection	Checks for termites and other wood-destroying pests, along with any damage they've already caused.
HVAC, Plumbing & Electrical	Sometimes covered at a basic level in the general home inspection. In an older home, a specialized look at each one on its own can be worth it.

For Land & Acreage

Bare land and acreage come with their own due diligence, especially around water and septic capability.

Well Inspection	Tests the water quality and flow rate of an existing well.
Septic Inspection	Evaluates the condition and function of an existing septic system.
Perc Test	Tests whether the soil can properly absorb water. This is required before a new septic system can be installed on land that doesn't already have one.
Well Feasibility / Test Drilling	Brings in a licensed well drilling company to help confirm whether water can actually be obtained on bare land that doesn't yet have a well, before you commit to the purchase.

Baseline vs. Specialized Inspections

Most buyers get the core three, a home, roof and pest inspection, as their baseline due diligence. If your timeline allows, secondary or specialized inspections are worth adding once the initial inspection raises a specific concern.

For example, if the home inspection flags a possible issue with the HVAC system, your inspector may recommend a specialized HVAC inspection to get a more detailed, expert opinion on that one item before you decide how to move forward.

What Do Inspections Cost?

Inspection fees are paid out of pocket and are not refundable, no matter what the inspection finds. As a general estimate, a home, roof and pest inspection package typically runs \$400 to \$1,000, depending on the number of buildings on the property and exactly what's included. This is only an approximation. The actual cost could be higher or a little lower depending on your specific property.

Adding further inspections increases the out-of-pocket cost. Some home inspectors allow payment to be deferred through close of escrow. Ask Dezzie for more information. She can walk you through it.

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Not sure which inspections make sense for your specific purchase? Dezzie can walk you through what's worth getting for your situation.

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