



Modern Home Inspections Focused on Your Health,
Safety, and Comfort

What to Expect with Your Home Inspection



How much does a home inspection cost?

Our inspection rates for a single-family detached home start at \$415 for up to 2000 square feet. Size, complexity, and age are all factors in inspection cost, but expect to start around \$415. Radon testing is an additional \$175, and sewer scope inspections are an additional \$180 each.



How long does an average inspection usually take?

Our average inspection runs around 3 hours. As with price; size, complexity, and age factor into this as well, but 3 hours is a good general idea.



When does an inspection occur within the home buying process?

You will want to schedule your home inspection as soon as you go under contract on your home. You want to ensure that you have your home inspection complete before your inspection objection deadline. Your agent will be able to help you through this process.



Can I, and/or should, I attend the inspection?

While all of the information will be included in the report, we encourage you to attend the inspection as it's a great way to learn about how your home functions and to see firsthand some of the highlights of the inspection findings that will be in the report. You are welcome to attend the entire inspection, however, attending for the summary during the last hour or half-hour is usually ideal so that your inspector can stay focused throughout the inspection time.



How long after the inspection will I receive my report?

We guarantee report delivery within 24-hours of the inspection. We strive to deliver reports the same day, and usually do, although sometimes it is the next day within the 24-hour window.



Who receives a copy of the inspection report?

Only you and your agent. We work for you and your interest only, so no one else is sent the report unless you give us special permission to share it with someone other than your agent.



Do I need an inspection on a new construction home?

Yes! New doesn't mean perfect and we highly advise hiring a 3rd party inspector to check the quality of the builder's work and to help you keep the builder accountable for delivering a quality and properly functioning home. We have yet to encounter a massive issue during an inspection of a new home, but we ALWAYS find items and issues in need of adjustment and correction.



What is radon, and why should I test for it?

Radon is a naturally occurring radioactive soil gas that comes from the breakdown of uranium in the soil. Radon is the leading cause of lung cancer behind smoking and is prevalent in the majority of Colorado homes due to our soil composition. The only way to know if radon levels are at threatening levels is to test, so we highly advise having a radon test performed on the home.



What is a sewer scope and should I include that in my inspection?

A sewer scope is a camera inspection of the sewer line from the home to the city sewer line or septic tank. The purpose of a sewer scope is to ensure that there are no damages or blockages in the line that would impact function. Sewer line repairs can often be the most costly single item that arises during the inspection process, so we highly encourage having a sewer scope performed along with your inspection. The only way to know the condition is to put a camera through the line.

How should I schedule my inspection?

You can schedule your inspection at your convenience on our website, or you can call or email our office during business hours with any questions.

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