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Property inspection services can offer ease of mind when purchasing or moving in to a new home or business location. Property inspectors examine exterior and interior structure to find any faulty construction, safety concerns or potential repair issues. Inspectors work with both residential and commercial properties, and can help buyers and investors avoid expensive remodeling or repair costs that may not be obvious to the untrained eye.

After the property check, the inspector will issue a written report of findings. Upon review, the purchaser can make a more informed financial decision about their new property. In some cases, this report can be used as a contingency, allowing the purchaser to back out of the sale.

Who needs property inspection?

Anyone about to purchase real estate property can benefit from a good inspection. Typically, homebuyers and commercial property buyers will get an inspection before closing on a sale. In some cases, new tenants also want an inspection to ensure their safety. The results of the inspection can affect the purchase or rental price in all of these situations, or the original owner may be required to fix any issues.

People who already own property may also need an inspection in order to protect the safety of residents, and to catch any major problems before they become harder to manage.

What areas are inspected?

A reliable property inspection is comprehensive. In a residential property, the kitchen, living room, dining room, laundry room, garage, bathroom, bedrooms, attic, basement and more will be covered. For both residential and commercial properties, the inspector will examine the roof, plumbing, electrical system, heating and air conditioning systems, water heater, foundation, exterior walls, grading and more. Basically, they check every part of the property that might require expensive repairs and/or cause safety concerns. They will also scan for fire hazards and mildew damage. Some inspections include kitchen appliances as well.

Types of inspections

The most common property inspection is the initial overview conducted before purchase. However, there are also several other types. Some homeowners get a first-year anniversary inspection, particularly in new homes that come with a 365-day builder's warranty. This inspection provides a picture on how the home has aged, and can catch any expensive repair needs that have cropped up over the past year.

Some people opt for a septic system inspection, which covers a septic tank's drainage lines, absorption and structure.

A radon test is another type of inspection. Radon is a radioactive gas that can arise from the ground into the home, and is a major cause of lung cancer.

Last but not least is termite inspection, which may also include other insects that compromise structural integrity.

Properties with special needs may require additional types of home inspections, possibly for toxic materials (like lead), or to check out any unusual structural attachments. Property inspectors can work with building owners (or soon-to-be owners) to customize a complete inspection package.

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