

Potential Inspections or Reports to include in Offer

1. **Appraisal Report** - Completed by an accredited appraiser. Some mortgage companies may ask for an appraisal to confirm the property warrants the mortgage amount.
2. **Electrical Inspection** - Completed by a licensed Residential Electrician. The report would outline any deficiencies with the homes electrical components.
3. **Furnace Inspection** - This should be completed by a licensed gas fitter/plumber. They are able to take apart and inspect certain components of a furnace.
4. **Gas Line Locate** - If you are considering future backyard development (garage, shed etc.) this is a great inspection to show where future development could potentially go. (there are other things to consider)
5. **Home Inspection** - This inspection is the most popular as most home inspectors can advise if further inspections are needed (electrical, furnace etc.)
6. **Septic/Sewer Inspection** - This is an important inspection if you are considering purchasing a rural property.
7. **Well Water Quality/Quantity Test** - This is an important inspection if you are considering purchasing rural property with a well as your water source. They will test the depth and flow rate as well as the water quality.
8. **WETT Inspection** (wood stove/fireplace) This is a great inspection to complete as most insurance companies as for the latest inspection.
9. **Sewer Line Inspection** - This is especially important if you are considering purchasing a home in an older area but it is generally a good addition to the home inspection. Some home inspectors can complete this service for you as well.

