

Inspection Items Realtors Should Discuss with Buyers Before Scheduling Home Inspections

By Structure Check LLC [NH - ME]

Att: New Agents,

Do not forget to schedule or have scheduled by your inspector the private septic or municipal sewer scoping. Avoid delays and get all the items listed below evaluated on the same day/time as the home inspection. Remember, radon air and water results take up to 48 hours to receive.

1. Septic System Inspections

If the home has a private septic system, a septic inspection is strongly recommended. Standard home inspections do not include septic evaluations, and not all NH home inspectors offer this service. A separate, licensed septic contractor may be needed to inspect the tank, distribution box, and leach field. Tip: Septic inspections can usually be scheduled for the same day as the home inspection, helping avoid delays.

2. Sewer Line Scoping (for City Sewer Connections)

For homes connected to municipal sewer, a sewer scope inspection is a smart preventative measure. It involves using a camera to examine the sewer line between the house and the street to detect root intrusion, blockages, or damage. Sewer scoping isn't included in a standard inspection and must often be arranged separately.

3. Radon Air Testing & Water Testing

Radon is a known health hazard in New Hampshire. Radon air testing is a critical add-on not included in a standard inspection. For homes with well water, a comprehensive water test is also recommended. This test can include radon in water, arsenic, lead, nitrates, uranium, and bacteria. Buyers should be informed that these are add-on services that provide essential safety information.

4. Chimney Inspections

Chimney inspections often require interior scopes or roof bracing and may not be safely accessible during a standard home inspection. If the inspector doesn't offer chimney evaluations, a licensed chimney contractor should be scheduled—ideally the same day, with the homeowner's permission.

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