

Specialist Wanted

When it comes to buying a home, everyone knows that a home inspection is a must have. However, many checklists for home inspectors contain more than 1,600 features to assess, and some items require a specialist for a more thorough evaluation.



The Fireplace and Chimney

Hire a fireplace inspector to look for things like soot and creosote buildup, which are possible fire-starters.



Foundation Issues

If you have concerns about the ground underneath the home, you may want to bring in a geotechnical or structural engineer to check out whether any shifting, tilting, or sinkholes have caused damage.



Well and Septic Systems

A well inspector will collect water samples to test in a lab for coliform, arsenic, and other harmful bacteria and chemicals. They'll also make sure that seals, vents, and screens have been properly maintained.



Roof

Some home inspectors may be willing to go up on the roof, but in some cases a specialized roof inspection may be necessary. This typically runs about \$500-\$750 and offers a closer look at the condition of the roof.