

## INSPECTIONS FOR YOUR PROPERTY

Legislation mandates (under civil code 1102) that the seller has the responsibility to reveal the true condition of the property on a disclosure statement. Therefore, I strongly recommend all property inspections be ordered prior to your home going on the market. As your Realtor, I will advise you of reputable inspectors in your area and make the necessary arrangements for you.

### TYPES OF INSPECTIONS

**Structural Pest Control:** A licensed inspector will examine your property for any active infestation by wood-destroying organisms. Most termite reports classify conditions as "Section I" or "Section II".

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|------------|---|
| Section I  | Conditions are currently active and causing damage to the property                                  |
| Section II | Conditions are not currently causing damage, but left unattended have the potential to cause damage |

**Home Inspection:** This inspection encompasses roof, plumbing, electrical, heating, appliances, water heater, furnace, exterior siding and other visible features of the property. A detailed report is written with recommendations. Often times the inspector will propose that a specialist be consulted if further inspection is warranted.

**To determine a full assessment of a property these additional inspections are generally recommended:**

- Roof Inspection
- Chimney Inspection
- Pool and/or Spa Inspection (if applicable)
- Geological/Environmental Inspection
- Septic Tank (if applicable)