Inspection Pricing Guide

Revised for 2026

Use this guide to plan an inspection. Your confirmed quote will reflect the property, selected services, access and travel.

General Home Inspections

Base prices below are for homes up to 25 years old, before add-ons and travel.

Home size	Base fee	Home size	Base fee
Up to 1,000 sq ft	**$350**	3,001-3,500 sq ft	**$500**
1,001-2,000 sq ft	**$425**	3,501-4,000 sq ft	**$525**
2,001-2,500 sq ft	**$450**	4,001-4,500 sq ft	**$550**
2,501-3,000 sq ft	**$475**	4,501-5,000 sq ft	**$575**

Age adjustment: 26-49 years +$25; 50-74 years +$50; 75-100 years +$75.

For homes over 5,000 sq ft or 100 years old, request a property-specific quote.

New Construction and Builder Warranty

Foundation / pre-pour inspection	**From $250**
Basic pre-drywall inspection	**From $250**
Advanced pre-drywall inspection	**From $550**
Final new construction inspection	**From $425**
11th-month builder warranty inspection	**From $350**

Foundation, pre-drywall and final fees vary with home size. The $350 warranty fee covers up to 5,000 sq ft; larger homes are priced by size.

Basic pre-drywall is a visual overview of accessible framing and rough-ins. **Advanced** adds plan review, component-placement checks and on-site markups.

Phase package credit: Save $50 on the final inspection when paired with Basic pre-drywall, or $100 when paired with Advanced. Credits are alternatives, not cumulative. Any other discount must be confirmed in your quote.

Travel: No fee through 55 miles from Realm; $20 per additional started 10-mile band through 155 miles. Beyond 155 miles, request a quote. One travel charge per visit.

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Additional Inspection Services

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Ancillary prices are for add-ons to a general home inspection. Standalone ancillary services are quoted separately. Property-specific charges may apply.

Ancillaries and Add Ons

Non-powered accessory structure / powered outbuilding	**$25 / $50 each**
Radon air testing	**$150**
Termite / wood-destroying insect report (licensed provider)	**$150**
Basic laboratory water quality testing	**$150**
Irrigation system test	**$150**
Pool and spa inspection	**$200**
Sewer scope inspection	**From $250**
Advanced well inspection, including basic water testing	**$300**
Septic inspection, excluding tank pumping	**From $450**
Septic lift station inspection, added to septic inspection	**+$75**
Mold air sampling, three samples including controls	**$300**
Additional mold samples, with base sampling service	**1: $100 / 2: $175**
Mold surface sampling, one sample	**$200**
Detached living spaces / ADUs	**Request quote**

Basic water testing is included in the advanced well inspection, so it is not added twice. Septic pump-out, extra tanks and specialty testing require a separate confirmed scope and quote.

Specialty and Commercial Services

Reinspection, up to 10 previously reported defects	**From $250**
Investor / rental inspection, limited scope	**From $300**
Single-system assessment; second system +$100	**From $250**
Annual upkeep assessment, existing clients only	**$250**
Walk-through consultation, up to one hour, no report	**$200**

Commercial: Property condition and capital needs assessments are quoted by property and scope.

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