

# PROPERTY INSPECTION HELP SHEET



	FHA PURCHASE	VA PURCHASE	CONVENTIONAL PURCHASE	RURAL PURCHASE
<b>Termite/Moisture Inspection</b>	Only needed if contract or appraisal specifies	Always needed	Only needed if contract or appraisal specifies	Only needed if contract or appraisal specifies
<b>Radon Inspection</b>	Only needed if contract or appraisal specifies	Only needed if contract or appraisal specifies	Only needed if contract or appraisal specifies	Only needed if contract or appraisal specifies
<b>Septic Inspection</b>	Only needed if contract or appraisal specifies	Only needed if contract or appraisal specifies	Only needed if contract or appraisal specifies	Only needed if contract or appraisal specifies
<b>Water Test/ Well Certifications</b>	Always needed	Always needed	Only needed if contract or appraisal specifies	Always needed
<b>Private Road Maintenance Agreement</b>	Must have a permanent recorded easement	Always needed	Always needed	Always needed Must have a permanent recorded easement
<b>Appraisal</b>	Always required Expires in 120 days	Always required Expires in 180 days	Always required Expires in 120 days	Always required Expires in 120 days

**General Home Inspection are not required for any loan type. Radon Tests are generally not required for any loan type.**

### Things to Note:

- If there is any type of inspection that is called for on the Sales Contract \*AND\* it will be included as an expense on the Closing Disclosure, then any lender will need to obtain a copy for their file, so the content of the report will be relevant regardless of whether the inspection was required per agency guidelines.
- Regardless of whether a report is required per agency guidelines, if the appraisal report or any other loan file documentation reflects that there is an issue that calls into question the condition of the subject property, any of the above listed property inspection reports may be required to demonstrate that the structure meets minimum property standards for safety, sanitary conditions and structural soundness of the subject property.
- FHA & USDA PURCHASE: Connection to public utilities is required if available and the cost is economically feasible.
- RURAL PURCHASE: New Construction must meet Thermal Requirements.
- VA/NEW CONSTRUCTION PURCHASE: Lender or Builder must certify which Radon Potential Zone the property is located in and if radon-resistant building techniques were used as applicable to state and local codes, and VA guidelines.

This is being provided for agents only and is not an advertisement for consumers. It is for informational purposes and is not a commitment.

For all of your mortgage needs, call your trusted local lender today!



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