

Sebago Inspections

Realtor Services & Price List

Residential Home Inspections

- Condo Inspections (interior)
- Single Family Homes (all sizes)
- Accessory Dwelling Units (ADUs)
- Multi-family Residences (1-4 units)

Thermal Imaging Services

Basic is included in our Residential Home Inspections.
Stand-alone Thermal Imaging Inspection

Water Testing Services

- Basic Safety FHA Test (4 tests)
- Standard Safety Test (8 tests)
- Expanded Mortgage Safety Test (16 tests)
- Comprehensive Safety Test (21 tests)
- Radon Water Test (1 test)

Roof Inspection

Evaluation of the roof, trim, gutters, roof flashings, penetrations, and attic space. Useful for evaluation before and after a roof is replaced.

Reports

Reports include digital imaging and detailed review of all the major house systems as listed in the InterNACHI Standards of Practice.

Reports are typically available same day or next day.
Lab reports are typically available the day after the labs are received by Sebago Inspections.

Thermal Imaging and reports require office processing and will be available the next business day.



Infrared
certified



Residential Property Inspections

Serving Southern Maine

Phone: 207-735-3748

Email: info@sebagoinspections.com

Website: www.sebagoinspections.com

2026 Sebago Inspections Service List (September-October 2026)

Residential Home Inspections (includes some thermal imaging and full roof inspection)

Condo Inspection (interior only)	\$350
Single Family Home	
<1600 sq ft	\$400
1,601-2,500 sq ft	\$450
2,501-3,500 sq ft	\$525
3,501-4,500 sq ft	\$600
Accessory Dwelling Units (ADUs) or second kitchen	+ \$100
Multi-Family Residence (2-4 Units)	+\$150/u nit

Water Testing Services (well water quality)

Basic Safety FHA Service (4 tests)	\$250
Standard Safety Service (8 tests)	\$265
Expanded Mortgage Safety Service (16 tests)	\$300
Comprehensive Safety Service (21 tests)	\$350
Radon water (1 test)	Contact

Thermal Imaging Services

Full Thermal Inspection.	+\$250
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Roof Inspection

Full Roof Inspection	\$250
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