



VILLA PROPERTY INSPECTIONS

Checklist to Avoid Home Inspection Problems

TIP: The more educated your client is about the home inspection process, the less likely they are to have missed expectations and frustration.

Done	Item Description
	BEFORE THE INSPECTION
	Review with your client what a home inspection is and is not
	Encourage client to read the inspection agreement
	Encourage client to speak with the home inspector directly
	Review any specific concerns the client have about the property
	DURING THE INSPECTION
	Attend the inspection and encourage the client to attend
	Encourage the client to leave children and well-meaning "handymen" at home.
	Encourage the client to bring a notepad and pen to take notes and measurements
	Encourage the client to bring a measuring tape to measure for appliances and furniture
	Encourage the client to bring a camera to take lots of photos
	AFTER THE INSPECTION
	Encourage the client to ask questions during the verbal summary and ask the inspector to show them specific defects
	Encourage the client to read the entire inspection report, not just the summary. Sometimes there are additional items in the body of the report that were not in the summary.
	Schedule a conference or zoom call with the inspector to review the report
	Conduct a final walk-through with the client (download our final walk-through checklist)
	Advise the client that if any credits were negotiated for repairs, the repairs still need to be done.
	Follow up with the client a few weeks after they move into the house
	Contact the inspector immediately if there are any concerns after the client moves in to the house. This can avoid heightened emotions and frustrations

Any Questions? Call Us at (800) 465-0153
www.inspectaproperty.com