



VILLA HOME INSPECTIONS

Home Inspection Checklist

TIPS: 1) Don't be afraid to ask to see things like the water heater, electrical panel or the HVAC system. 2) Use your senses. Be aware of unusual smells, noises and something that just doesn't look right.

Good	Fair	Poor	Item Description
			ROOF
			What's the overall condition of the roofing?
			Does it look old and deteriorated?
			Does it look maintained or in disrepair?
			Are there shingles or tiles missing?
			Are there trees overhanging the roof?
			ELECTRICAL
			What type of main electrical panel is installed? Breakers? Fuses?
			Has the electrical panel been recalled? See our downloads page for more info.
			What's the amperage of the panel? Older systems won't accommodate newer electrical appliances or HVAC systems.
			Inside the house, do the lights work? Do they flicker?
			PLUMBING
			Are there large trees in the front yard? This is an indication of possible tree roots in the main drain. You may want to consider a camera inspection of the sewer.
			What's the age of the water heater? Does it look older or newer?
			What type of pipes are attached to the water heater? Galvanized or copper?
			Is there any visible rust or signs of leaks?
			Are there any unusual sounds or smells at the water heater?
			Inside the house, operate a few faucets. How's the pressure if you operate two faucets? Does it drop?
			Do the sinks drain? A possible indication of a main drain blockage.
			HEATING AND AIR CONDITIONING

Any Questions? Call Us at (626) 755-3683
www.inspectaproperty.com



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		If it's accessible, ask to see it and turn it on.
		Does it look older or newer? There's usually a date on a label affixed to the unit.
		Does it heat and or cool the air?
		Are there any unusual noises or smells?
		FOUNDATION
		Are there visible cracks on the outside walls?
		Are there any trees near the foundation?
		Do doors and windows look level?
		Do the interior floors feel level?
		Miscellaneous
		YARD
		Does the drainage slope away or towards the house?
		Is the landscaping overgrown or hanging over the roof? This is an indication of possible rodent activity.
		Are the walkways and driveways in good condition?
		GARAGE
		Does the house open directly to the garage? If so, is the door solid or fire-rated? And self-closing?
		Are there signs of roof leaks (stains)? The framing is usually exposed, making spotting potential roof leaks easy.
		Are there signs of termites? Brown, sandlike droppings are typical at the base of walls.
NOTES: What do you want to remember about this house?		