



VILLA HOME INSPECTIONS

Home Inspection Checklist For Sellers

TIP: Don't do substandard repairs. If you are not handy, hire a handyman to do necessary repairs. Poor repairs are a huge red-flag for home inspectors.

Good	Fair	Poor	Item Description
			ACCESSIBILITY
			Make the electrical panel accessible. 3 feet in front of the panel.
			Make the attic accessible. Clear the closet if necessary.
			Make the water heater accessible
			Make the crawlspace accessible. Clear any bushes or belongings.
			FIRE SAFETY
			Smoke alarms inside each bedroom, adjacent hallway and on every floor
			Carbon monoxide alarms outside sleeping areas and on every floor
			No holes on fire separation walls and ceilings between the garage and the house.
			Is your door from the garage to the house solid, fire rated and self closing?
			ROOF
			Any shingles need to be repaired or replaced?
			Any loose or broken tiles that need to be repaired or replaced?
			Check the flashings at the ventilation pipes and wall junctions.
			Do the roof gutters need to be cleaned or repaired.
			WATER HEATER
			Any obvious signs of rust and leaks?
			Is it properly strapped? 2 straps. 1/3 the way up and 1/3 the way down
			Does it have a discharge line on the temperature pressure relief valve?
			ELECTRICAL
			Is there any exposed electrical wiring anywhere?
			Has the electrical panel been recalled? See our downloads page for more info.

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		Check GFCI outlets for proper operation. Replace if necessary.
		All exterior outlets should be GFCI protected and covered.
		PLUMBING
		Check for leaks under sinks at the drain lines and shut off valves
		Check toilets for proper operation
		Is there any visible rust or signs of leaks anywhere?
		Do tubs and sinks drain properly?
		HEATING AND AIR CONDITIONING
		Make the unit accessible
		Vacuum the interior if necessary.
		Does the filter need replacement?
		Turn on and operate both heating and air condition? Do they both work properly?
		EXTERIOR
		Are there visible cracks on the outside walls? Have them patched and painted.
		Is the landscaping overgrown or hanging over the roof? Trees should be trimmed at least 5 feet away from roofs.
		Are sprinklers in good working order?
		Are doors and windows in good working order and painted?
		Are there signs of termites? Brown, sandlike droppings are typical at the base of walls. Especially visible in garages.
NOTES: What items do you want your handyman to work on?		

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