

Listing Home Inspection

Prior to putting your home on the market it is a good idea to have a Home Listing Inspection. This is a Home Inspection plus inclusion of more minor cosmetic and maintenance items that are simple to address.

Benefits of a Listing Inspection

- 1) You can advertise the home as 'recently inspected', sending a message to potential buyers that the homeowner is proactive and keeps the home in above average condition,
- 2) Helps to avoid any potential problems or delays trying to get contractor bids during a limited transaction period,
- 3) Provides confidence for both Buyers and Sellers!
- 4) Helps to assess any known concerns and what things are normally included in a potential buyers' report,
- 5) Decreasing the number of items on Buyers' inspection Report increases the chance premises may be accepted AS-IS.

The best time to address repairs is BEFORE the Buyer, not after.

In 22 years of inspections my experience is usually that I have a fewer number of findings (defects) on homes that have already been inspected.

No house is perfect. Even the best built and maintained homes will always have a few items in less than perfect condition. Below are some of the items we most commonly find when inspecting a home:

Most Commonly Found Inspection Repair Items

Roofing Problems with roofing material are the single most common defect we find.

Ceiling stains Caused by past or present leaks, ceiling stains are very common..

Electrical hazards - come in many forms, from ungrounded outlets to wiring done incorrectly

Rotted wood Caused by being wet for extended periods of time, most commonly found around tubs, showers and toilets inside, or roof eaves and trim outside.

Water heater installations not in full compliance with local plumbing code.

Gas furnace many are in need of routine maintenance, new filters, gas company certification, or other issues such as faulty operation or inadequate fire clearance.

Plumbing defects commonly found: dripping faucets, leaking fixtures, slow drains etc.

Short of a home inspection, an owner or agent or contractor can utilize the checklist below to look at the condition of viewable components outside and inside your home. While this list does not include all components home inspectors look at it is meant to include the more common 'deferred maintenance items' we commonly see. Areas below including roofs are simply offered in the common case of some roof components being easily viewable.

We will be happy to provide you with pricing for one of our listing inspections.

VALLEY BUILDING INSPECTIONS - 480-860-1100

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Listing Home Inspection Checklist

Yard

- Proper grading drainage away from house, no ponding against home
- No dead or overgrown vegetation
- Yard, landscaping and walkways in good condition
- No branches or bushes touching house or overhanging the roof
- Exterior structures such as fences, decks, sheds, garages, etc. are in good condition and no evidence of pest infestation, fungus or rot.
- Downspout drainage directed away from home

Structure

- No wood damage at roof eaves including fascias
- Window and door frames appear square with doors latching and not dragging.
- Visible foundation in good condition - appears straight, plumb, with no significant cracks
- Have larger cracks reviewed by professionals

Exterior Surfaces

- Make sure that grade is not too high against base of stucco siding
- Address all stucco cracks over 1/16" wide
- Masonry veneers: no cracks in joints, no broken or flaking components
- No vines on surface of structure
- Exterior paint or stain: no discoloration
- The front door is the first thing the buyers sees up close

Windows, Doors and Wood Trim

- Wood frames and trim pieces are secure, no cracks, rot or decay
- Ensure joints around frames are caulked
- No broken or 'fogged' windows

Roof

- Composition shingles: no curling, no cupping, no loss of granulation particulate, no broken, damaged or missing shingles, no more than two layers of roofing
- Wood shingles or shakes: no mold, rot or decay, no cracked/broken/missing shingles, no curling
- Flat roofs: no obvious patches, no cracks or splits, minimal blisters/"alligatoring" and wrinkles, no silt deposits (indicates improper drainage), sealed tar at flashings
- Flashing around roof penetrations
- No buckets from the last job!!!
- Exterior venting for eave areas: vents are clean and not painted over
- Gutters: no decay or rust, joints sealed, attached securely to structure, no bending or sagging, no sections of gutter or downspout missing, gutters clean, no mud deposits
- Chimneys: no evidence of damaged bricks or cracked joints, mortar

Attic

- No stains on underside of roofing, especially around roof penetrations
- No buckets catching roof leaks!!!
- Adequate ventilation, clear path into attic for air entering through more than one vent
- No plumbing, exhaust or appliance vents terminating in attic
- No open electrical splices

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Interior Rooms

- Floors, walls and ceilings have no stains or water intrusion, investigate any active leaks
- Smoke detectors in all bedrooms
- Flooring materials in good condition
- No significant cracks in walls or ceilings
- Interior doors operate easily and latch properly, no damage or decay, no broken hardware
- Paint, wall covering, and paneling in good condition
- Wood trim installed well and in good condition
- Lights and switches operate properly
- Adequate number of electrical outlets in each room
- Heating/cooling source in each habitable room
- Fireplace: no cracking or damaged masonry, damper operates properly, flue has been cleaned

Kitchen

- Working exhaust fan that is vented to the exterior of the building
- Ground Fault Circuit Interrupter ("GFCI") protection for counter outlets
- Dishwasher: drains properly, no leaks, baskets, door spring operates properly
- No leaks in pipes under sinks
- Floor in cabinet under sink solid, no stains or decay
- Water flow in sink adequate
- No excessive rust or deterioration on garbage disposal or waste pipes
- Built- in appliances operate properly
- Cabinets in good condition: doors and drawers operate properly

Bathrooms

- Exhaust fans operate and not too noisy
- Adequate flow and pressure at all faucets
- Sink, tub and shower drain properly
- Plumbing and cabinet floor under sink in good condition
- Toilet operates properly, stable on floor, no stains around base
- Caulking in good condition inside and outside of the tub and shower area
- Tub or shower tiles secure, wall surface solid

Plumbing

- Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes
- Water heater: no signs of rust, vented properly, sized to produce adequate quantities of hot water for the number of bedrooms in the house.
- Hot water temperature between 118 - 125 F. degrees
- No drippy faucets!!!

Electrical

- Visible wiring: in good condition, no exposed splices, cables secured and protected
- Service panel: adequate capacity, all cables attached to panel with cable connectors;
- Have an electrician review aluminum wiring used for branch circuits

Heating/Cooling System

- Appears to operate well throughout (good air flow and comfort in all rooms)
- No rust or stains around air handlers
- No combustion gas odors
- Air filter(s) clean

Miscellaneous

- carbon monoxide detectors when gas appliances are present
- Stairway treads and risers solid, no trip hazards
- Stair handrails where needed and in good condition
- Automatic garage door opener operates properly, stops properly for obstacles
- Exposed foundation; no stains no major cracks, no flaking, no efflorescence

REMEMBER: Seek An EXPERIENCED Licensed Home Inspector to perform your home inspection.

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