



Professional Home Inspections **by Master Home Services, LLC.**

Preparing your Home for The Market

Below is my “check” list of easily-resolved items commonly found during a home inspection. Completing these repairs before I show up helps ensure that escrow progresses more smoothly:

OUTSIDE

- Check that doorbells work.
- Check for missing roof shingles.
- Check for loose/damaged/clogged gutters/downspouts.
- Check to see if there is standing water, especially near the foundation, after irrigation or rainfall.
- Check exterior weatherproofing (stain, paint, etc.).
- Check for any wood in direct contact with soil, including fences and gates.
- Check for holes and damage to siding, doors, windows, and trim so that structure is weatherproof.
- Check for overgrown vegetation, especially in walkways; growing on siding, roof, chimney, fences, or in gutters; or too close to utility lines.
- Check for trip hazards in walkways, driveways, and stairways (deterioration, vegetation, etc.)
- Check for loose, missing, or rusted guardrails and handrails at stairways, decks, balconies, and porches.

INSIDE

- Check that carbon monoxide alarms work.
- Check that smoke alarms work, and that they are present on each floor of multi-story houses.
- Check for loose kitchen and bathroom countertops.
- Check for moisture stains on ceilings and walls; around doors and windows; near sinks, toilets, bathtubs, and showers; and near the dishwasher.
- Check for loose, missing, or damaged guardrails and handrails in stairways.
- Check for cracked tiles or deteriorated grouting in kitchen and bathrooms.
- Check that kitchen appliances work.

PLUMBING

- Check that stoppers work in bathtubs and sinks.
- Check for clogged drains.
- Check that toilet seat bolts and screws are tight.
- Check that faucets don't drip or leak around the base.
- Check condition of caulk/grout in bathtubs/showers.
- Check for loose toilets and loose toilet tanks.

ELECTRICAL

- Check for safe and easy access to electric panels and main circuit breaker.
- Check that ceiling fans work on all speeds.
- Check for burned out light bulbs, including ceiling fans.
- Check for damaged or loose outlets and light switches, including covers for outlets and switches.
- Check that outlets work.
- Check for properly working GFCI outlets in kitchen, bathrooms, garage, and exterior.
- Check that exhaust fans work in kitchen, bathrooms, and laundry area.
- Check that any electrical junction boxes have covers, especially in basements and garages.

MISCELLANEOUS

- Check that filters are clean (heating and cooling, kitchen range hood, bathroom exhaust fans, etc.)
- Check that dogs or cats are secured or vacationing for a few hours with a family member or friend.



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- Certain items should be inspected annually due to their inherently dangerous nature. These include gas-using appliances, pool and spa equipment and utilities, roof, and the fireplace and chimney. If they have not been inspected within the last 12 months, having it done now can make escrow go more smoothly.
- Check that the fireplace damper opens/closes easily.
- The Chimney Safety Institute of America (CSIA) recommends that the fireplace and chimney undergo a Level II inspection any time real estate ownership is transferred, and I recommend having that done prior to the buyer's inspection.
- Check for receipts and warranty papers for any work done on the property, particularly for inspections and work done to prepare the property for sale.
- Contact me for a pre-listing inspection to determine major defects. Identifying them now can make escrow go more smoothly.

NACHI, the nation's largest home inspection association, knows that pre-inspected homes sell faster, and at a higher price, than those that get traditionally inspected by buyers at the eleventh hour. Having the "Move In Certified" sign in your yard will help you sell your home more quickly and effectively!

Certified Master Home Inspector Mark Schniers is a member of the National Association of Certified Home Inspectors and InterNACHI. He maintains an informative and educational website at www.Master-Home-Services.com and is a certified Home Energy Auditor and Indoor Air Quality (IAQ2) provider that can perform mold, radon, lead and asbestos testing.

Direct your home inspection requests or questions to: Inspector_Mark@sbcglobal.net or call (877) 229-8281.

[Schedule Your Inspection Today!](#)

[Call 1-877-229-8281](tel:1-877-229-8281)