

# Pre-Listing Fix-It Checklist

Created by **RetireCoast** as a companion tool to the article *Smart Home Projects That Add Value (Without Wasting Money)*. This checklist is designed to be printed and used as you walk through your home before listing—helping you remove buyer objections, reduce inspection issues, and present a well-maintained, confidence-inspiring property.

## A. Safety & Basic Function

- Handrails installed and secure on all interior stairs and exterior steps.
- Entrance doors open, close, and lock securely.
- No exposed electrical wiring; all outlets and switches have intact covers.
- Smoke and carbon monoxide detectors installed and tested.
- No active plumbing leaks or unexplained water stains.

## B. Exterior & Curb Appeal

- Lawn mowed, weeds pulled, and yard clutter removed.
- Bushes and shrubs trimmed away from windows and walkways.
- Tree limbs trimmed back from roof and structures.
- House siding, sidewalks, driveway, and patios pressure washed as needed.
- Front and back doors cleaned or repainted; rusted or dated hardware replaced.
- Exterior lighting working with bright LED bulbs.

## C. Interior: Floors, Paint & Lighting

- Carpets cleaned or replaced if worn or stained.
- Vinyl plank flooring considered in main living areas if flooring is dated.
- Strong or dark wall colors repainted in neutral tones.
- All rooms well lit with bright LED bulbs.
- Windows, frames, and screens cleaned; locks and latches working.
- Broken glass repaired; heavy or dated drapes replaced with simple blinds.

## D. Kitchens & Baths

- Cabinets cleaned; doors and drawers aligned and functioning.
- Dated knobs and pulls replaced with simple, modern hardware.
- Appliances clean and working (or clearly excluded from sale).
- Bathroom caulk and grout cleaned or refreshed.

- Toilets, faucets, and drains working properly with no leaks.

## **E. Major Systems & Risk Items**

- Roof visually inspected; leaks repaired and gutters cleaned.
- HVAC serviced; filters replaced; vents unobstructed.
- Moisture or mold issues addressed.
- Annual termite inspection current; any treatment documented.

## **F. Smart but Simple Upgrades (Optional)**

- Smart thermostat installed and paired with a healthy HVAC system.
- Video doorbell installed at the main entry.
- Simple smart lock with backup key or code.
- Motion or dusk-to-dawn lighting at entrances.
- Leak detectors near water heater, washer, and key plumbing points.

## **G. Inspections & Documentation**

- Home inspection issues addressed or documented.
- Termite report available, current, and clear or treated.
- Receipts or invoices for recent repairs retained.

## **H. Handyman & Final Prep**

- Reliable handyman identified for quick fixes.
- Small repair punchlist completed before photos.
- Final walkthrough performed from a buyer's perspective.