

HOME REPAIR CHECKLIST

GENERAL REPAIRS

_____ **Windows:** Check that they open and close easily. Any broken panes? Replace or repair any nonworking or broken windows.

_____ **Doors:** Check that they open and close completely. Do they stick? Lock? Scrape the floor at any point? Repair as needed.

_____ **Floors:** Any creaking? Obvious unevenness? Place a marble on the floor and see if it rolls to check for a slant. (Do the marble test in multiple locations in the house.) If there is a trip hazard, make you you get that repair prior to listing.

_____ **Walls:** Any holes? Patch and repaint if so.

_____ **Trim:** Any damage or missing pieces? Animals can be brutal to wood trim, and matching old trim is almost impossible. A fresh coat of paint is always nice.

_____ **Lights:** Turn on every light switch to make sure they work. Make sure all your light bulbs have the same "warmth" or "cool" tones.

_____ **Stairs:** Walk up and down the stairs and touch every spindle on the railing. Do they seem sturdy or wobbly? Do the stairs creak? Are any parts missing? If your handrail is unstable, or you do not have one at all, this is a must before listing.

_____ **Outlets:** Get a voltage tester at your local big box home improvement store for less than \$20 and test every single outlet.

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_____ **Water Heater:** Your water heater should be in good working order and not leak. All pipes should be insulated. Check for water around the base of the water heater. Any stickers on this to indicate the installation date?

_____ **Smoke and carbon monoxide detectors:** Your detectors should be in good working order, and less than ten years old. Test your detectors, and replace the batteries if needed.

_____ **HVAC:** Your heating, ventilation, and air conditioning system (HVAC) should be in good working order, clean, and free of leaks. Your thermostat should operate properly. If you have any doubts, hire an HVAC technician to perform a tune-up and give you an assessment of your system's condition. Make sure you keep the paid invoice to show the new buyer.

_____ **Electrical panel and circuit breakers:** Everything should meet current codes. Specifically, replace your panels if you have Zinsco/Sylvania GTE and Federal Pacific labels. Call an electrician if your home has one of these brands. If you have an older system, such as one that uses a fuse box, you may also want to get it checked or updated, since it may be hard for a new owner to find parts or the system might be rigged for modern usage in a way that it wasn't originally meant for, making it prone to problems.

_____ **Insulation:** Take a look at your attic and crawlspace and see if you can find obvious problems with your insulation. Is there mold, signs of pests making nests in it, or has the insulation drifted and is no longer evenly spread out? If so, take steps to repair the damage.



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KITCHEN REPAIRS

Cabinets/Drawers: Open every cabinet and drawer, then close again. Do they move smoothly?

Does anything prevent any of the doors or drawers from easy use?

Oven: Open and inspect the oven. Does the door open slowly, indicating the springs still work?

What is the condition of the oven? Turn on the oven to make sure it works.

Stove: Turn on each burner on the stove. If gas, turn on and turn off before turning the next one on to make sure they all turn on by themselves, rather than catching the flame from an adjacent burner. If they all work individually, turn them all on to make sure they all work at the same time. If

electric, just turn them all on.

Fridge: Open the refrigerator/freezer doors. Do they open easily?

Dishwasher: Open and inspect the dishwasher. Do the springs work on the dishwasher door?

Does it lock properly?

Faucet: Run the water in the sink. How is the pressure?

Garbage Disposal: Does the garbage disposal run? (Don't forget to turn on the water before you test it.)

Microwave: Open up the microwave and take a peek inside. Turn it on to see if it works — but don't let it run for very long.

Hood: Turn on the range hood fan and light to make sure they work. Peek underneath to check for filth — this is a commonly overlooked area for cleaning.

Countertops: Look at the countertop and check for chips and cracks.

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BATHROOM REPAIRS

- _____ **Plumbing/Drainage:** Flush the toilet. Fill up the sink and tub and then let the water run out to test for backups or poorly performing drains. Check for leaks from all faucets.
- _____ **Flooring:** Any broken tiles?
- _____ **Toilet:** Does it rock or is it solidly on the floor?
- _____ **Tub:** Any cracks or chips?
- _____ **Vanity:** Check the condition. Make sure to open it up and check the inside, too.
- _____ **Ventilation:** Does the fan work? Is there a window? Does it open and close easily?

BEDROOM REPAIRS

- _____ **Closets:** Do closets have doors? Do they open and close easily?
- _____ **Windows:** Open and close all windows.
- _____ **Flooring:** Check the state of the flooring — does the carpet have stains, wear spots, etc? Is the hardwood scratched and damaged?

LIVING ROOM REPAIRS

- _____ **Doors:** Any doors? Do they open and close easily?
- _____ **Flooring:** What is the state of the flooring?
- _____ **Walls:** Are there any holes or other damage in the walls?
- _____ **Windows:** Do the windows work? Are they vinyl, wood, or aluminum?



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POOL REPAIRS

—— **Pool Deck Resurfacing:** The pool deck shouldn't have any cracks and wear due to exposure to the Florida sun and weather. Fix any cracks or replace missing pavers.

—— **Pool Pump Maintenance:** Replace filters, check for leaks, and ensure the pump is functioning efficiently.

EXTERIOR REPAIRS

—— **Garage door:** Obviously, it needs to work. So do any remotes. The door should also meet all local codes and safety criteria. You may need to replace the mechanism if a coil spring is broken, or if the door features large dings or dents.

—— **Exterior doors:** Major dings or dents are a no-no. Hardware like door handles should be in good condition, and weatherstripping should be intact, and most homeowners can fix those issues themselves. Sliding glass doors should be properly aligned on tracks. The door leading to the garage should be fire-rated and code-compliant. You may need to call a contractor to replace doors or slide tracks.

—— **Roof:** The roof shouldn't have any broken or missing tiles, shingles or ridge caps, as these components protect your home from water damage. Replace any problem spots immediately. Cracks, bubbles, and blisters in the sealant are also common. Fix any damage to the underlayment, which is the layer underneath the roof shingles or tiles. Interior water damage can mean a roof leak, so if you see any, call a professional.

—— **Eaves:** The eaves are edges of the roof that overhang the exterior wall. They consist of the fascia, the board to which the gutters are installed, and soffits, which connect to the fascia. Everything should be free of water damage and rot. You may need to hire a contractor to replace some boards. Repaint any areas where the paint peels since the paint provides weatherproofing and protection.

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