A&B HOME SERVICES
Remodeling & Property Repair Done Right
Above & Beyond Every Time

REALTOR VIP · FREE SELLER HANDOUT

LIST WITH CONFIDENCE

PRE-LISTING REPAIR CHECKLIST

Get the home market-ready before the first showing. Fix the small stuff now so it doesn't turn into a big negotiation later.

PROPERTY ADDRESS _____ SELLER _____ DATE _____

01 CURB APPEAL & EXTERIOR

- ☐ Pressure wash siding, walkways, driveway and deck
- ☐ Touch up or repaint trim, siding and the front door
- ☐ Replace damaged siding, fascia and soffit
- ☐ Repair rotted deck boards, stair treads and loose railings
- ☐ Trim shrubs and trees back from the house; refresh mulch or gravel
- ☐ Fix fence gates, latches and loose boards
- ☐ Replace worn house numbers, mailbox and exterior lights
- ☐ Other: _____

02 ROOF, GUTTERS & DRAINAGE

- ☐ Clean gutters and downspouts; fix leaks and sagging
- ☐ Replace missing or damaged shingles; check flashing
- ☐ Clear moss and debris from the roof
- ☐ Make sure the ground slopes away from the foundation
- ☐ Extend downspouts away from the house
- ☐ Other: _____

03 DOORS, WINDOWS & GARAGE

- ☐ Fix sticking doors; adjust latches and strike plates
- ☐ Replace worn weatherstripping and door sweeps
- ☐ Repair cracked glass and failed window seals
- ☐ Make sure every window opens, closes and locks
- ☐ Replace torn or missing screens
- ☐ Test the garage door opener and its safety sensors
- ☐ Other: _____

04 WALLS, PAINT & FLOORS

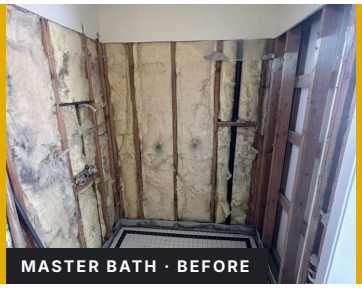
- ☐ Patch nail holes, dings and cracks; repaint in neutral colors
- ☐ Re-caulk baseboards, tubs, showers and backsplashes
- ☐ Track down the source of any ceiling stains, then repair and repaint
- ☐ Repair damaged flooring, loose tile and squeaky stairs
- ☐ Replace cracked or missing outlet and switch plates
- ☐ Fix sagging trim and off-track closet doors
- ☐ Other: _____

FROM TIRED TO MARKET-READY

REAL A&B PROJECTS


KITCHEN · BEFORE


KITCHEN · AFTER


MASTER BATH · BEFORE


MASTER BATH · AFTER

05 KITCHEN & BATHS

- ☐ Fix dripping faucets, running toilets and slow drains
- ☐ Check under every sink for leaks, stains or soft cabinet floors
- ☐ Re-caulk and re-grout tub and shower surrounds
- ☐ Tighten loose toilets, towel bars and cabinet pulls
- ☐ Repair cabinet doors, hinges and drawers
- ☐ Make sure exhaust fans work and vent properly
- ☐ Run the dishwasher, disposal and range hood
- ☐ Other: _____

06 PLUMBING & WATER HEATER

- ☐ Look for active leaks, corrosion and water stains
- ☐ Confirm shut-off valves turn and don't drip
- ☐ Water heater: check age, rust, leaks, strapping and relief-valve pipe
- ☐ Repair or replace broken hose bibs
- ☐ Check water pressure and hot-water performance
- ☐ Other: _____

07 ELECTRICAL & SAFETY

- ☐ Test smoke and carbon monoxide alarms; replace old units
- ☐ Replace burned-out bulbs; fix flickering or broken fixtures
- ☐ Test outlets and switches; check GFCI protection near water
- ☐ Secure loose handrails and guardrails on stairs and decks
- ☐ Clear trip hazards and loose cords
- ☐ Other: _____

> Plumbing, electrical and structural repairs should be done by licensed professionals.

08 HVAC & INSPECTOR ACCESS

- ☐ Replace the furnace filter; service heat and A/C if overdue
- ☐ Confirm the thermostat works
- ☐ Clean the dryer vent and check exhaust vents
- ☐ Clear attic and crawlspace access; replace missing covers
- ☐ Clear the area around the water heater, furnace and electrical panel
- ☐ Other: _____

WHERE TO START	1	2	3	4
	Safety	Water & structure	Systems	Cosmetic touches

FREQUENTLY FLAGGED ON BUYER INSPECTION REPORTS

- Water stains, soft spots or signs of past leaks
- Loose or missing handrails and guardrails
- Smoke or CO alarms that are missing or don't work
- Missing GFCI protection near water
- Worn roof surfaces and damaged flashing
- Peeling exterior paint, rotted trim and siding
- Blocked access to the attic, crawlspace or panel
- Leaking faucets, toilets and water heaters

HAVE AN INSPECTION REPORT? SEND IT OVER.

We turn repair addenda and punch lists into clear, itemized quotes so deals keep moving.

1 · SEND
Email the inspection report or punch list with the property address.

2 · QUOTE
Get an itemized bid back in 24–48 hours.

3 · FIX
Priority scheduling to finish repairs before closing.

Request an Addendum Quote

contact@anbhomeservices.org
(971) 713-5660 · Mon–Fri, 9:00 AM–6:00 PM

This checklist is a general guide, not a home inspection, a guarantee of results or legal advice. Ask your listing agent what to repair, disclose or negotiate for your situation, and use licensed professionals for plumbing, electrical and structural work.