

REAL ESTATE REPAIR PRIORITY - THREE-LAYER CHECKLIST

For Realtors, buyers, sellers, landlords and property owners

Property address: _____	Target closing / listing date: _____
Customer / client: _____	Prepared by / date: _____

LAYER 1 - POTENTIAL DEAL BREAKER

Safety, habitability, financing, insurance or closing concerns to discuss with the appropriate parties.

LAYER 2 - BUYER NEGOTIATION

Items considered for repair requests, credits, pricing or responsibility discussions.

LAYER 3 - TIMELINE FEASIBLE

Work that may fit the transaction timeline, subject to scope, materials, trades, permits and availability.

CHECKLIST ITEM / CONDITION	LAYER 1 DEAL BREAKER	LAYER 2 NEGOTIATION	LAYER 3 TIMELINE	NOTES / DETAILS
EXTERIOR / SITE / DRAINAGE				
Grading or standing-water concern	☐	☐	☐	
Siding, trim, soffit or fascia damage	☐	☐	☐	
Window, door or exterior seal concern	☐	☐	☐	
Walkway, trip hazard or damaged concrete	☐	☐	☐	
Other exterior / site item	☐	☐	☐	
ROOF / GUTTERS				
Roof covering or visible damage	☐	☐	☐	
Flashing, penetration or leak concern	☐	☐	☐	
Gutter or downspout repair	☐	☐	☐	
Drainage discharge location	☐	☐	☐	
Other roof / gutter item	☐	☐	☐	
PORCH / DECK / RAMP / STAIRS				
Loose, damaged or deteriorated decking	☐	☐	☐	
Railing, baluster or post concern	☐	☐	☐	
Step, stringer or landing concern	☐	☐	☐	
Ramp surface, slope or access concern	☐	☐	☐	
Other porch / deck / ramp item	☐	☐	☐	

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ENTRY / HALLWAYS / STAIRS				
Entry door, lock or weather seal	☐	☐	☐	
Interior stair or handrail concern	☐	☐	☐	
Flooring, trim or wall damage	☐	☐	☐	
Lighting or safe-passage concern	☐	☐	☐	
Other entry / hallway item	☐	☐	☐	
LIVING / FAMILY ROOM				
Flooring or subfloor concern	☐	☐	☐	
Wall, ceiling or paint repair	☐	☐	☐	
Window, door or trim repair	☐	☐	☐	
Fixture, outlet or visible safety concern	☐	☐	☐	
Other living-area item	☐	☐	☐	
KITCHEN				
Cabinet, drawer or countertop repair	☐	☐	☐	
Sink, faucet or visible leak concern	☐	☐	☐	
Flooring, wall or trim repair	☐	☐	☐	
Appliance connection or clearance concern	☐	☐	☐	
Other kitchen item	☐	☐	☐	

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DINING ROOM				
Flooring or subfloor concern	☐	☐	☐	
Wall, ceiling or paint repair	☐	☐	☐	
Window, door or trim repair	☐	☐	☐	
Fixture or visible electrical concern	☐	☐	☐	
Other dining-room item	☐	☐	☐	
BEDROOMS				
Flooring, carpet or subfloor concern	☐	☐	☐	
Wall, ceiling or paint repair	☐	☐	☐	
Door, closet, window or trim repair	☐	☐	☐	
Fixture, outlet or visible safety concern	☐	☐	☐	
Other bedroom item	☐	☐	☐	
BATHROOMS				
Tub, shower, toilet or visible leak concern	☐	☐	☐	
Caulk, grout or moisture-damage repair	☐	☐	☐	
Vanity, cabinet, mirror or hardware repair	☐	☐	☐	
Flooring, wall, ventilation or trim repair	☐	☐	☐	
Other bathroom item	☐	☐	☐	

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LAUNDRY / UTILITY				
Washer, dryer or utility connection concern	☐	☐	☐	
Visible plumbing leak or drain concern	☐	☐	☐	
Flooring, wall or moisture damage	☐	☐	☐	
Door, shelving or ventilation repair	☐	☐	☐	
Other laundry / utility item	☐	☐	☐	
BASEMENT / CRAWLSPACE				
Moisture, drainage or ventilation concern	☐	☐	☐	
Joist, beam, post or subfloor concern	☐	☐	☐	
Insulation, vapor barrier or access repair	☐	☐	☐	
Visible plumbing or electrical concern	☐	☐	☐	
Other basement / crawlspace item	☐	☐	☐	
ATTIC				
Roof leak or moisture evidence	☐	☐	☐	
Insulation or ventilation concern	☐	☐	☐	
Framing or access concern	☐	☐	☐	
Visible electrical or exhaust concern	☐	☐	☐	
Other attic item	☐	☐	☐	

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GARAGE / OUTBUILDINGS				
Garage door, entry door or lock repair	☐	☐	☐	
Wall, ceiling, siding or trim damage	☐	☐	☐	
Floor, step or trip-hazard concern	☐	☐	☐	
Visible electrical or lighting concern	☐	☐	☐	
Other garage / outbuilding item	☐	☐	☐	
HVAC / PLUMBING / ELECTRICAL				
Heating or cooling function concern	☐	☐	☐	
Visible plumbing leak or fixture concern	☐	☐	☐	
Outlet, switch, fixture or panel concern	☐	☐	☐	
Licensed-trade or permit review needed	☐	☐	☐	
Other system item	☐	☐	☐	
WHOLE HOUSE / SAFETY / FINAL ITEMS				
Smoke / carbon-monoxide alarm item	☐	☐	☐	
Cleaning, debris or move-out item	☐	☐	☐	
Touchup paint, caulk or punch-list repair	☐	☐	☐	
Permit, lender, insurer or specialist item	☐	☐	☐	
Other whole-house / final item	☐	☐	☐	

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