

WHAT TO LOOK FOR *Guide*

FLOORS

LOOK FOR:

- Cracked tile
- Loose flooring
- Soft spots
- Uneven transitions between rooms
- Stained carpet
- Major scratches on wood/laminate

ASK:

- Any past water leaks here?
- Any flooring replaced recently?

WALLS & CEILINGS

LOOK FOR:

- Nail holes
- Cracks
- Water stains
- Bubbling paint
- Signs of patchwork
- Smoke damage/discoloration

KITCHEN

LOOK FOR:

- Cabinet doors off track
- Broken drawers
- Leaks under sink
- Old caulking
- Appliance wear
- GFCI outlets working

BATHROOMS

LOOK FOR:

- Loose toilets
- Slow drains
- Mold/mildew in grout or caulk
- Soft spots near tub/shower
- Exhaust fan working
- Water stains on ceiling below upstairs bath

HVAC

LOOK FOR:

- Rust around unit
- Dirty filter
- Water around handler
- Mold/mildew near inside unit
- Musty smell
- Old system age sticker

WINDOWS & DOORS

LOOK FOR:

- Hard to open
- Broken seals/fogged glass
- Missing screens
- Sticking doors
- Damaged weather stripping

EXTERIOR

LOOK FOR:

- Peeling paint
- Wood rot
- Cracks in driveway
- Roof wear visible
- Missing fence panels
- Poor drainage / standing water

SAFETY / EASY FIXES

LOOK FOR:

- Missing smoke detectors
- Loose handrails
- Exposed wires
- Burned out bulbs
- Broken outlet covers

PRO TIPS *for Agents*

TEACH THEM TO CATEGORIZE

- Fix Now = cheap + easy + visible
- Monitor = older but working
- Disclose / Investigate = leaks, mold, structural concerns

CONTACT US!



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WHAT TO LOOK FOR *Agent Guide*

Focus on What Buyers Notice First:

- Cleanliness
- Smell
- Brightness
- Flooring condition
- Paint condition
- Kitchen / bathrooms

Red Flags That Can Delay Deals:

- Water stains
- Roof leaks
- Mold / mildew
- HVAC issues
- Plumbing leaks
- Cracks with movement
- Rotten wood
- Electrical concerns

Easy Wins Before Listing:

- Fresh mulch
- New bulbs
- Paint touch-ups
- Replace filters
- Clean grout
- Tighten handles
- Pressure wash exterior

*My goal is to help you sell stronger and smoother.
Let's handle the small things now before a buyer's inspector uses them later.*

THE CLOSING CIRCLE *Tip*

Pre-listing walkthroughs help sellers net more, stress less, and keep negotiations cleaner.



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