

Fix it before they *find* it.

A pre-listing tune-up for Southern California homes. Small repairs handled now protect your price later, in escrow.

Do it yourself, or *let us handle it*.

Every item is fair game for your own to-do list, or Ralph's vetted vendors can complete them, many handled and paid at closing.

California Health & Safety Requirements

CONFIRM SPECIFICS WITH YOUR REAL ESTATE AGENT OR HOME INSPECTOR

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| ☐ Smoke alarms in every bedroom, outside each sleeping area, and on each level | ☐ Water-conserving fixtures for pre-1994 homes (1.28-gpf toilets, low-flow shower & faucets) |
| ☐ Carbon-monoxide alarm on every level (gas appliance, fireplace, or attached garage) | ☐ Gas appliances properly vented, with no gas odors or leaks |
| ☐ Water heater double-strapped and braced to the wall studs | ☐ Compliant alarms: 10-year sealed-battery or hardwired units |

01 SOUTHERN CALIFORNIA ESSENTIALS

- ☐ Have your agent order the termite / wood-destroying-organism report
- ☐ Have your agent order a defensible space inspection (fire.ca.gov/dspace)
- ☐ Install a seismic gas shut-off valve and keep a wrench at the meter
- ☐ Service the A/C and furnace; replace filters and keep the receipts
- ☐ Reset slipped tiles and replace cracked or broken roof tiles
- ☐ Fire-prone area? Clear defensible space and trim vegetation off the structure

02 PLUMBING & WATER

- ☐ Repair leaky faucets, running toilets, and slow drains
- ☐ Secure loose faucets, valves, and loose shower arms in the wall
- ☐ Clean and monitor stains under sinks; confirm there is no active leak
- ☐ Flush the water heater to clear sediment; note if it is near end of life
- ☐ Verify water pressure is 55 to 80 psi; service the pressure regulator
- ☐ Add anti-siphon / backflow preventers on exterior hose bibs

A few more, by *area*.

03 GARAGE & SAFETY

- ☐ Ensure the garage-to-house door is self-closing and self-latching (fire-rated)
- ☐ Service the garage opener so the door latches; test the auto-reverse sensor
- ☐ Repair dented door panels and replace worn weatherstripping
- ☐ Replace any missing door or deadbolt hardware

05 DOORS, WINDOWS & INTERIOR

- ☐ Replace foggy or hazy dual-pane windows with failed seals
- ☐ Realign sliding closet and bypass doors that are off track
- ☐ Patch wall dings and nail holes; touch up paint to match
- ☐ Re-caulk and regrout tubs, showers, and sinks
- ☐ Address ceiling and wall water stains, and fix the source
- ☐ Replace torn window screens, or label them and place them in the garage
- ☐ Confirm windows open and lock

04 GROUNDS & EXTERIOR

- ☐ Repair leaking sprinkler valves and broken or damaged heads
- ☐ Reseal wood fencing; correct earth-to-wood contact and replace rotted boards
- ☐ Repair gate hardware so gates close and self-latch
- ☐ Clean gutters and downspouts; direct drainage away from the foundation
- ☐ Clean the dryer vent and confirm it vents to the exterior (lint fire hazard)
- ☐ Touch up exterior paint, trim, fascia, and stucco where weathered
- ☐ Make sure stair and step handrails are secure

✦ RALPH'S PRO TIP

This checklist is a guide, not a comprehensive list of what your home may need. For a complete picture specific to your home, have your agent order a pre-listing inspection. You'll know exactly what a buyer's inspector will find and can make repairs on your own timeline and budget, instead of mid-escrow, when last-minute fixes and buyer credits get costly. A clean report is also a powerful marketing asset.