

Pre-Sale Home Maintenance Checklist

Prepared for Lara - a practical property presentation and maintenance checklist to help identify issues before a home is listed for sale.

Property Address:		Inspection Date:	
Owner / Vendor:		Agent:	Lara

Priority order: repair safety issues and active leaks first, then visible defects, then presentation items that improve buyer confidence.

Street Appeal and Exterior Presentation

		Priority	Completed
■	Pressure-clean paths, driveway, entry and external walls where required.	High / Med / Low	■
■	Mow lawns, trim edges, prune gardens and remove dead vegetation.	High / Med / Low	■
■	Remove rubbish, building materials and unused items from around the property.	High / Med / Low	■
■	Repair loose fence palings, damaged gates, hinges and latches.	High / Med / Low	■
■	Touch up peeling or damaged external paintwork.	High / Med / Low	■
■	Check the letterbox, house numbers and front entry are clean and presentable.	High / Med / Low	■
■	Clean exterior windows, screens and tracks.	High / Med / Low	■

Roof, Gutters and Drainage

		Priority	Completed
■	Inspect roof sheets or tiles for visible damage, rust, movement or missing components.	High / Med / Low	■
■	Check roof screws, flashings, ridge capping and sealants.	High / Med / Low	■
■	Clean gutters and remove leaves or debris.	High / Med / Low	■
■	Check downpipes and stormwater outlets are connected and flowing.	High / Med / Low	■
■	Inspect fascia, soffits and eaves for rot, rust, staining or damage.	High / Med / Low	■
■	Repair obvious leaks or water entry before listing the property.	High / Med / Low	■

Doors, Windows and Security

		Priority	Completed
■	Check all doors and windows open, close and lock correctly.	High / Med / Low	■
■	Repair sticking doors, loose hinges, damaged handles or faulty locks.	High / Med / Low	■
■	Check security screens, flyscreens and sliding-door rollers.	High / Med / Low	■
■	Replace torn mesh or damaged screen components.	High / Med / Low	■
■	Lubricate hinges, locks, rollers and tracks.	High / Med / Low	■
■	Ensure all keys, remotes and access devices are available.	High / Med / Low	■

Interior Walls, Ceilings and Floors			
		Priority	Completed
■	Patch minor holes, dents and visible cracks.	High / Med / Low	■
■	Touch up marked, peeling or damaged paintwork.	High / Med / Low	■
■	Check ceilings for stains, sagging, mould or previous leak damage.	High / Med / Low	■
■	Repair loose cornices, skirting boards, trims and architraves.	High / Med / Low	■
■	Clean carpets, tiles, vinyl and timber floors.	High / Med / Low	■
■	Repair loose tiles, lifted flooring or obvious trip hazards.	High / Med / Low	■
■	Remove excess furniture and personal items to improve presentation.	High / Med / Low	■

Kitchen			
		Priority	Completed
■	Check cupboard doors, drawers, hinges and handles.	High / Med / Low	■
■	Repair damaged cabinetry, kickboards or benchtop edges.	High / Med / Low	■
■	Check taps, sink waste and pipework for leaks.	High / Med / Low	■
■	Replace deteriorated silicone around sinks and splashbacks.	High / Med / Low	■
■	Clean appliances, rangehood filters, cupboards and benchtops.	High / Med / Low	■
■	Check lights, power points and exhaust systems are operating.	High / Med / Low	■

Bathrooms, Toilets and Laundry			
		Priority	Completed
■	Check taps, toilets, wastes and exposed pipework for leaks.	High / Med / Low	■
■	Replace mouldy, cracked or separated silicone.	High / Med / Low	■
■	Repair cracked, loose or missing grout.	High / Med / Low	■
■	Check shower screens, doors and fittings operate correctly.	High / Med / Low	■
■	Clean exhaust fans and ventilation grilles.	High / Med / Low	■
■	Check vanities, cupboards and laundry cabinetry for water damage.	High / Med / Low	■
■	Remove mould and investigate the source of recurring moisture.	High / Med / Low	■

Electrical, Lighting and Safety			
		Priority	Completed
■	Replace failed light bulbs and damaged light fittings.	High / Med / Low	■
■	Check switches and power points for visible damage.	High / Med / Low	■
■	Test smoke alarms and confirm they are compliant and in date.	High / Med / Low	■
■	Test safety switches at the switchboard.	High / Med / Low	■
■	Ensure ceiling fans and exhaust fans operate correctly.	High / Med / Low	■
■	Arrange a licensed electrician for any electrical fault or unsafe item.	High / Med / Low	■

Air Conditioning and Ventilation			
		Priority	Completed
■	Clean air-conditioning filters and visible vents.	High / Med / Low	■
■	Confirm all air-conditioning units operate correctly.	High / Med / Low	■
■	Clean bathroom, toilet and kitchen exhaust fans.	High / Med / Low	■
■	Address condensation, stale odours or visible mould.	High / Med / Low	■
■	Arrange servicing where units are noisy, leaking or underperforming.	High / Med / Low	■
Plumbing and Hot Water			
		Priority	Completed
■	Check the property for dripping taps and running toilets.	High / Med / Low	■
■	Inspect under sinks, around toilets and near the hot-water system.	High / Med / Low	■
■	Check external taps and hoses for leaks.	High / Med / Low	■
■	Confirm hot water is operating correctly.	High / Med / Low	■
■	Clear slow drains and address recurring blockages.	High / Med / Low	■
■	Arrange a licensed plumber for leaks, pressure issues or drainage faults.	High / Med / Low	■
Outdoor Living, Stairs and Structures			
		Priority	Completed
■	Inspect decks, patios, stairs, landings and handrails.	High / Med / Low	■
■	Repair loose boards, rotten timber, unstable rails or trip hazards.	High / Med / Low	■
■	Check sheds, awnings and carports for visible damage.	High / Med / Low	■
■	Clean outdoor entertaining areas.	High / Med / Low	■
■	Check garage doors, motors and remotes.	High / Med / Low	■
■	Ensure pool fencing and gates operate correctly where applicable.	High / Med / Low	■
Final Pre-Sale Presentation			
		Priority	Completed
■	Complete a full internal and external clean.	High / Med / Low	■
■	Remove odours, cobwebs, dust and visible mould.	High / Med / Low	■
■	Wash windows, mirrors and glass doors.	High / Med / Low	■
■	Clear benches and reduce clutter in cupboards where practical.	High / Med / Low	■
■	Check every room has working lights and presents well.	High / Med / Low	■
■	Prepare a list of completed maintenance and available warranties.	High / Med / Low	■
■	Take dated photos after work is completed for the sales file.	High / Med / Low	■

Important: This is a general visual maintenance checklist and is not a building and pest inspection. Licensed trades should be engaged for electrical, plumbing, gas, roofing, termite, structural and other regulated work.



Save Shaun's contact details
Scan the QR code for SS Building Services.