HIGH ALTITUDE
CONSTRUCTION PROS

LISTING-READY CHECKLIST

What to fix before photos, in the order buyers and lenders care about.

For listing agents and their sellers. Walk the house once with this list. Anything you check that you can't handle yourself, send to us: we walk it within 2 business days and price it within 48 hours, sorted must fix / should fix / cosmetic. On approved pre-listing jobs the seller can pay from proceeds at closing.

ROOF AND GUTTERS

LENDER ITEMS FIRST

- [ ] Missing, lifted or hail-bruised shingles (Colorado hail: check after every storm)
- [ ] Flashing at chimney, vents and walls sealed
- [ ] Gutters attached, clean, downspouts draining away from the house
- [ ] Roof age known; certification ready if the roof is 15+ years
- [ ] Any open insurance claim or unrepaired storm damage disclosed

EXTERIOR AND CURB APPEAL

THE PHOTO THAT GETS THE CLICK

- [ ] Front door, trim and shutters painted or touched up
- [ ] Peeling or faded siding and fascia repaired and painted
- [ ] Deck boards, rails and stairs solid; stain fresh
- [ ] Fence sections and gates standing straight, latching
- [ ] Cracked, heaved concrete steps and walks fixed or ground
- [ ] House numbers, porch light and mailbox clean and working

INTERIOR AND PAINT

NEUTRAL, BRIGHT, CLEAN

- [ ] Scuffed or dated walls repainted a warm neutral
- [ ] Nail holes, drywall dings and ceiling stains patched first
- [ ] Cabinets refinished or painted instead of replaced
- [ ] Caulk and grout fresh in kitchen and baths
- [ ] Doors, drawers and windows open, close and lock
- [ ] Light bulbs matching, all working; switch plates clean

INSPECTION AND PAPERWORK

FIX IT BEFORE THE BUYER FINDS IT

- [ ] Prior inspection report or seller's disclosure in hand
- [ ] Water heater, furnace and A/C serviced; dates noted
- [ ] GFCI outlets in kitchen, baths, garage and outdoors
- [ ] Smoke and CO detectors on every level, dated
- [ ] Leaks under sinks, around toilets and at the water heater fixed
- [ ] Permits closed for any past work

SEND THE REPORT

Text or email the inspection PDF or the address. That's enough to start.

WE WALK AND PRICE IT

Priced list in 48 hours. We talk to you, never around you.

YOU GET THE PHOTOS

Before-and-after shots, free, for the listing and your socials.

YOUR HIGH ALTITUDE REP

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No referral fees, ever. We earn the next call by doing the work right.