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| **EXTERIOR** |

* Exterior body paint touch up complete
* Fascia and eves termite damage repaired
* Fascia and eves paint touch up complete
* Fence gates open and close properly without sticking or rubbing
* Pergola paint complete
* Top of pergola painted
* All hardware including bolts and hangers painted
* All exterior lights operational with working light bulbs
* Newly constructed fence is clear coated
* Deck painted or clear coated (based on SOW)
* All exterior doors painted properly and touched up
* All exterior doors open and close properly and latch
* All exterior doors hardware installed correctly
* No plumbing leaks from any exterior plumbing

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| **LANDSCAPING** |

* No dead spots in grass
* Sprinklers work and are not spraying house
* No dead plants
* Bark in planters has even covering and is not messy
* Yard cleaned and not messy

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| **COMMON LIVING SPACES and HALLS** |

**CEILINGS**

* Ceiling texture complete and without imperfections
* Ceiling drywall patches completed and without imperfections
* Ceiling paint touch ups complete

**WALLS**

* Walls texture completed and without imperfections
* Wall drywall patches completed and without imperfections
* Wall touch up paint completed

**ELECTRICAL**

* All light switches installed correctly and securely (not loose or wiggly)
* All outlets installed correctly and securely (not loose or wiggly, half hot installed upside down)
* All outlets wired correctly and operational

**CABINETS**

* All cabinets open and close correctly
* Cabinets painted correctly including inside (and clean)
* Cabinet hardware installed correctly

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| **COMMON LIVING SPACES and HALLS (continued)** |

**DOORS and CASING**

* All door casings are caulked correctly
* All nail holes filled and painted
* Painted correctly
* Joints caulked correctly and no visible seam
* Open and close without sticking on jam
* Open and close without rubbing on floor
* Latches
* Hardware installed correctly and securely
* Screens on sliders

**BASEBOARDS**

* Caulked correctly
* All nail holes filled and painted
* Painted correctly
* Joints caulked correctly and no visible seam

**WINDOWS**

* Open and close
* Lock
* Have screens (that are not ripped)
* All areas where water can get in are caulked correctly and sealed

**HARDWOOD FLOORS (New)**

* All glue cleaned up and not seeping threw seams
* All joints tight
* All T-bar moldings glued down completely with now glue visible

**HARDWOOD FLOORS (Existing)**

* All gaps filled correctly
* Sealed correctly
* Stained correctly

**CARPET**

* All edges nailed down correctly
* Not loose anywhere
* No threads visible
* No stains

**TILE FLOORS**

* Installed correctly
* Grout lines filled correctly
* No loose tiles
* No broken tiles
* No chipped tiles

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| **BEDROOMS** |
| **1** | **2** | **3** | **4** |  **CEILINGS**  |
|  |  |  |  | Ceiling texture complete and without imperfections |
|  |  |  |  | Ceiling drywall patches completed and without imperfections |
|  |  |  |  | Ceiling paint touch ups complete |
| **WALLS** |
|  |  |  |  | Walls texture completed and without imperfections |
|  |  |  |  | Wall drywall patches completed and without imperfections |
|  |  |  |  | Wall touch up paint completed |
| **ELECTRICAL** |
|  |  |  |  | All light switches installed correctly and securely (not loose or wiggly) |
|  |  |  |  | All outlets installed correctly and securely (not loose or wiggly, half hot installed upside down) |
|  |  |  |  | All outlets wired correctly and operational |
| **DOORS and CASING** |
|  |  |  |  | Caulked correctly |
|  |  |  |  | All nail holes filled and painted |
|  |  |  |  | Painted correctly |
|  |  |  |  | Joints caulked correctly and no visible seam |
|  |  |  |  | Open and close without sticking on jam |
|  |  |  |  | Open and close without rubbing on floor |
|  |  |  |  | Latches |
|  |  |  |  | Hardware installed correctly and securely |
|  |  |  |  | Screens on sliders |
|  |  |  |  | Closet doors work properly |
|  |  |  |  | Closet door hardware properly installed |
|  |  |  |  | Closet door floor track installed |
| **BASEBOARDS** |
|  |  |  |  | Caulked correctly |
|  |  |  |  | All nail holes filled and painted |
|  |  |  |  | Painted correctly |
|  |  |  |  | Joints caulked correctly and no visible seam |
| **WINDOWS** |
|  |  |  |  | Open and close |
|  |  |  |  | Lock |
|  |  |  |  | Have screens (that are not ripped) |
|  |  |  |  | All areas where water can get in are caulked correctly and sealed |

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| **BEDROOMS (continued)** |
| **1** | **2** | **3** | **4** |  **HARDWOOD FLOORS (Existing)** |
|  |  |  |  | All gaps filled correctly |
|  |  |  |  | Sealed correctly |
|  |  |  |  | Stained correctly |
| **CARPET** |
|  |  |  |  | All edges nailed down correctly |
|  |  |  |  | Not loose anywhere |
|  |  |  |  | No threads visible |
|  |  |  |  | No stains |

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| **KITCHEN** |

**CEILINGS**

* Ceiling texture complete and without imperfections
* Ceiling drywall patches completed and without imperfections
* Ceiling paint touch ups complete

**WALLS**

* Walls texture completed and without imperfections
* Wall drywall patches completed and without imperfections
* Wall touch up paint completed

**ELECTRICAL**

* All light switches installed correctly and securely (not loose or wiggly)
* All outlets installed correctly and securely (not loose or wiggly, half hot installed upside down)
* All outlets wired correctly and operational
* Make sure GFCI’s are installed and operational
* All lights work (bulbs installed)

**CABINETS**

* All cabinets open and close correctly
* Cabinets painted correctly including inside (and clean)
* Cabinet hardware installed correctly
* All cabinet shelves installed (not just laying in cabinet)
* Cabinet hardware installed correctly
* Drawers open and close properly
* All cabinets and drawers cleaned inside and out

**APPLIANCES**

* Make sure all packaging material is removed from all appliances (inside and outside)
* Make sure all appliances are connected and running
* Run a full cycle in the dishwasher and make sure it drains properly
* Make sure burners and oven are working
* Run microwave and hood

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| **KITCHEN (continued)** |

**PLUMBING**

* Turn on sink faucet and make sure it runs properly
* Make sure there is adequate water pressure at the faucet
* Make sure there is hot water
* Look under the sink and make sure there are no leaks while the water is running
* Make sure the sink is caulked appropriately

**DOORS and CASING**

* All door casings are caulked correctly
* All nail holes filled and painted
* Painted correctly
* Joints caulked correctly and no visible seam
* Open and close without sticking on jam
* Open and close without rubbing on floor
* Latches
* Hardware installed correctly and securely
* Screens on sliders

**BASEBOARDS**

* Caulked correctly
* All nail holes filled and painted
* Painted correctly
* Joints caulked correctly and no visible seam

**WINDOWS**

* Open and close
* Lock
* Have screens (that are not ripped)
* All areas where water can get in are caulked correctly and sealed

**BACKSPLASH**

* Make sure all tiles are installed correctly
* No loose tiles
* No broken tiles
* No chipped tiles
* Make sure all grout lines are full
* Check edges of backsplash and make sure all tile is smooth (no rough ends) and finished
* Check seam of backsplash and cabinets and make sure grout is present and full

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| **KITCHEN (continued)** |

**HARDWOOD FLOORS (New)**

* All glue cleaned up and not seeping threw seams
* All joints tight
* All T-bar moldings glued down completely with now glue visible

**HARDWOOD FLOORS (Existing)**

* All gaps filled correctly
* Sealed correctly
* Stained correctly

**TILE FLOORS**

* Installed correctly
* Grout lines filled correctly
* No loose tiles
* No broken tiles
* No chipped tiles

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| **BATHROOM** |
| **1** | **2** | **3** | **4** |  **CEILINGS**  |
|  |  |  |  | Ceiling texture complete and without imperfections |
|  |  |  |  | Ceiling drywall patches completed and without imperfections |
|  |  |  |  | Ceiling paint touch ups complete |
| **WALLS** |
|  |  |  |  | Walls texture completed and without imperfections |
|  |  |  |  | Wall drywall patches completed and without imperfections |
|  |  |  |  | Wall touch up paint completed |
| **ELECTRICAL** |
|  |  |  |  | All light switches installed correctly and securely (not loose or wiggly) |
|  |  |  |  | All outlets installed correctly and securely (not loose or wiggly, half hot installed upside down) |
|  |  |  |  | All outlets wired correctly and operational |
|  |  |  |  | Make sure GFCI’s are installed and operational |
|  |  |  |  | All lights work (bulbs installed) |
| **VANITIES** |
|  |  |  |  | All vanities installed correctly |
|  |  |  |  | All vanities open and close correctly |
|  |  |  |  | No scratches or dings on vanities or countertops |
|  |  |  |  | All vanity shelves installed (not just laying in cabinet) |
|  |  |  |  | Vanity hardware installed correctly |
|  |  |  |  | Drawers open and close properly |
|  |  |  |  | All vanities and drawers cleaned inside and out |
| **BATHROOM (continued)** |
| **1** | **2** | **3** | **4** |  **PLUMBING**  |
|  |  |  |  | Turn on faucets on and make sure they runs properly |
|  |  |  |  | Make sure there is adequate water pressure at the faucet |
|  |  |  |  | Make sure there is hot water  |
|  |  |  |  | Look under the sink and make sure there are no leaks while the water is running |
|  |  |  |  | Make sure stoppers work |
|  |  |  |  | Make sure the sink is caulked appropriately |
|  |  |  |  | Make sure to use siliconized grout around the tile surround and tub and tile floor and tub |
|  |  |  |  | Caulk all shower fixtures to prevent leaks |
|  |  |  |  | Make sure toilet is installed properly, caulked around the base, not moving, flushes and not leaks |
|  |  |  |  | Make sure all shower fixtures are installed properly and operational without leaks (make sure there is hot water) |
|  |  |  |  | Make sure tub stopper is operational |
|  |  |  |  | Fill tub above overflow and make sure there are no leaks |
|  |  |  |  | Once tub is full drain and make sure it drains appropriately |
| **DOORS and CASING** |
|  |  |  |  | Caulked correctly |
|  |  |  |  | All nail holes filled and painted |
|  |  |  |  | Painted correctly |
|  |  |  |  | Joints caulked correctly and no visible seam |
|  |  |  |  | Open and close without sticking on jam |
|  |  |  |  | Open and close without rubbing on floor |
|  |  |  |  | Latches |
|  |  |  |  | Hardware installed correctly and securely |
| **BASEBOARDS** |
|  |  |  |  | Caulked correctly |
|  |  |  |  | All nail holes filled and painted |
|  |  |  |  | Painted correctly |
|  |  |  |  | Joints caulked correctly and no visible seam |
| **WINDOWS** |
|  |  |  |  | Open and close |
|  |  |  |  | Lock |
|  |  |  |  | Have screens (that are not ripped) |
|  |  |  |  | All areas where water can get in are caulked correctly and sealed |

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| **BATHROOM (continued)** |
| **1** | **2** | **3** | **4** |  **BATH and SHOWER SUROUND** |
|  |  |  |  | Make sure all tiles are installed correctly |
|  |  |  |  | No loose tiles |
|  |  |  |  | No broken tiles |
|  |  |  |  | No chipped tiles |
|  |  |  |  | Make sure all grout lines are full  |
|  |  |  |  | Check edges of shower surround and make sure all tile is smooth (no rough ends) and finished  |
|  |  |  |  | Check seam of shower surround and tub and make sure there is siliconized grout |
| **FLOOR TILE** |
|  |  |  |  | Installed correctly |
|  |  |  |  | Grout lines filled correctly |
|  |  |  |  | No loose tiles |
|  |  |  |  | No broken tiles |
|  |  |  |  | No chipped tiles |

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| **GARAGE** |

* Make sure there are no open electrical splices
* Make sure all outlets work
* Make sure all lights work and have bulbs
* Make sure garage door opener works
* Make sure garage door opener is plugged in directly to outlet not extension cord
* Make sure there are all holes in firewall are patched
* Make sure there is an appropriate fire door installed with self closing hinges