REALESTATEYEG

SCORE YOUR HOME
36
POINTS



THE LAUNCH · EDITION 1 · FALL 2026

THE PRE-SALE WALK-THROUGH

six rooms, one fun afternoon.

Walk your home the way a buyer's inspector will. Tick each item, stamp each zone, and add up your Launch-Ready score at the end.

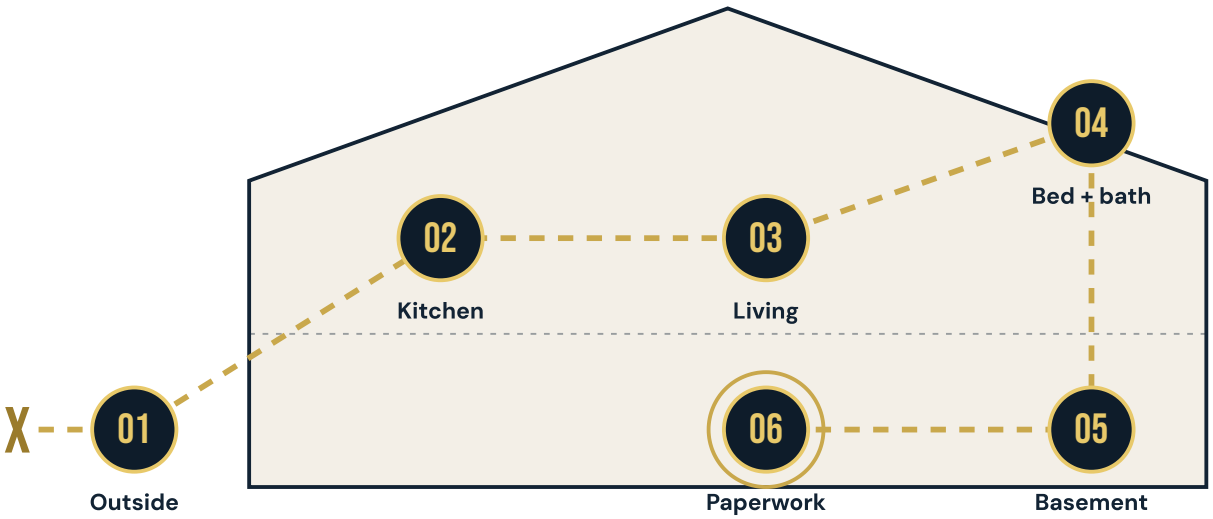
Edmonton Realtor Brent Deptuck | RealEstateYEG.ca · Real Broker

HOW IT WORKS

WALK IT LIKE A BUYER.

Most surprises at inspection can be found with a flashlight and an afternoon.

YOUR ROUTE



1. **Grab a pen and a flashlight.** Start outside, at the X, and follow the gold line.
2. **Tick what's done.** A blank isn't bad. It's your to-do list.
3. **Stamp each zone** by writing how many of its 6 you ticked.
4. **Add up your score** and bring this sheet to your walk-through with Brent.

> **Things people don't think of:** matching bulb colours for twilight photos, the fogged window seal buyers spot in the sun, and the receipt for the roof you replaced six years ago. Small proof, big trust.

NOTES AND TO-DOS



Zone 01 of 06

01

ZONE 01

OUTSIDE AND ROOF

The first photo and the inspector's first look.

- [ ] Roof age noted; last inspection or repair receipt found
- [ ] Eavestroughs clear; downspouts point away from the house
- [ ] Ground slopes away from the foundation
- [ ] Deck and fence solid (and the deck permit, if it has one)
- [ ] Every outdoor bulb works and matches in colour
- [ ] Trees and shrubs trimmed off the roof and windows

ZONE 01
DONE
____ / 6

PRO TIP

Shoot day is at twilight. One burnt-out or blue-white bulb shows up in every exterior photo.

NOTES AND TO-DOS



Zone 02 of 06

02

ZONE 02

KITCHEN

The room buyers measure the whole home by.

- [ ] Each appliance works; ages written down
- [ ] Fresh caulking at the sink and backsplash
- [ ] No drips under the sink
- [ ] Cabinet doors hang straight; hinges tightened
- [ ] Counters cleared to three pieces or fewer
- [ ] Range hood filter cleaned

ZONE 02
DONE
____ / 6

PRO TIP

Buyers open the cupboard under the sink. A dry, tidy one quietly says “well cared for.”

NOTES AND TO-DOS



Zone 03 of 06

03

ZONE 03

LIVING SPACES

Where buyers picture their own life.

- [ ] Bulbs all one colour (warm white) in every room
- [ ] Nail holes filled; scuffs touched up
- [ ] Fogged window seals noted (buyers will ask)
- [ ] Fireplace serviced; WETT certificate if wood-burning
- [ ] One third of the furniture and decor packed away
- [ ] Family photos and names put away

ZONE 03
DONE
____ / 6

PRO TIP

Stand at the front door and look in. Whatever you see first, a buyer sees first. Clear that sightline.

NOTES AND TO-DOS



Zone 04 of 06

04

ZONE 04

BEDROOMS AND BATHS

Calm, clean, and private.

- [ ] Fresh silicone in tubs and showers; no slow drains
- [ ] No running toilets or dripping taps
- [ ] Bath fans work and are quiet
- [ ] Closets half empty, so they look roomy
- [ ] Valuables, medication and documents locked away
- [ ] Spare keys collected and labelled

ZONE 04
DONE
____ / 6

PRO TIP

Showings bring strangers into your bedroom. Lock away anything you'd mind being seen or going missing.

NOTES AND TO-DOS



Zone 05 of 06

05

ZONE 05

BASEMENT AND MECHANICAL

What the inspector spends the most time on.

- [ ] Furnace serviced (the date tag is filled in)
- [ ] Hot water tank age noted
- [ ] Radon test done (Health Canada guideline: 200 Bq/m³)
- [ ] Sump pump tested, if you have one
- [ ] No damp spots, musty smell or white chalky marks on walls
- [ ] Electrical panel labelled; HRV and humidifier filters changed

ZONE 05
DONE
____ / 6

PRO TIP

Inspectors read the furnace tag first. A recent service date answers their first question before they ask it.

NOTES AND TO-DOS



ZONE 06

PAPERWORK AND PERMITS

What the buyer's lawyer and lender will ask for.

ZONE 06 DONE ____ / 6

- [ ] Current Real Property Report with city compliance
- [ ] Permits for additions, basement, garage and decks
- [ ] Title checked for caveats and covenants
- [ ] Ravine or slope lot: geotechnical report found
- [ ] Older home: sewer line camera scope
- [ ] Receipts for upgrades gathered into your Home Service Record

PRO TIP

Your receipts become your Home Service Record: proof that turns "how old is the roof?" into a confident answer.

SAVES TO YOUR HEARTH HOME FILE

NOTES AND TO-DOS

THE FINISH LINE

YOUR LAUNCH-READY SCORE

shade a notch for every tick.

__ / 36

SHADE ONE PER TICK

01	02	03	04	05	06
Outside and roof	Kitchen	Living spaces	Bedrooms and baths	Basement and mechanical	Paperwork and permits
___ / 6	___ / 6	___ / 6	___ / 6	___ / 6	___ / 6

30+

Launch-ready. Let's pick a date.

20-29

A short to-do list. Very normal.

UNDER 20

A plan, not a problem. Bring this sheet.

Next step: bring this sheet to a private walk-through. Brent turns your blanks into a simple prep plan and a launch date.

Text **LAUNCH** to 587-400-4668
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