

## Renovated Properties (Buyers) • Calgary

### Quick Start

- Create a renovation package buyers trust (permits, invoices, warranties, photos).
- Fix minor workmanship items before photos.
- Use precise marketing language—claim only what you can support.

### A. Renovation package

- One-page scope summary: what was renovated and approximate dates.
- Receipts/invoices for major items; warranty and transfer notes.
- Permits/final inspections for regulated work where available.
- Before/after photos where appropriate (especially behind-wall work).

### B. Presentation (make it feel “complete”)

- Punch list: trim/caulk/grout, paint touch-ups, door alignment, loose hardware.
- Bathrooms spotless; fixtures polished; fans functioning.
- Neutral staging to unify finishes and maximize light.

### C. Buyer questions to anticipate

- What's new vs original (windows/roof/furnace/plumbing/electrical)?
- Who performed the work (licensed trades vs DIY)?
- Why sell now after renovating (prepare a simple, credible explanation).

### D. Offer handling

- Expect inspections; respond with documentation and practical solutions.
- Clarify inclusions/exclusions (built-ins, mounts, shelving, smart devices).

### E. Closing readiness

- Manuals, paint codes, spare materials, and a simple maintenance sheet ready.
- Final professional clean after move-out to protect “new renovation” impression.



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***This checklist is general information only. Verify all material facts through records and qualified professionals. No responsibility is accepted for reliance on this checklist.***