

# Fix and Flip Checklist (Sellers \* Calgary)

## Quick start

- Build a "Renovation Proof Package" (permits, invoices, warranties, before/after photos).
- Eliminate "rushed flip" signals (caulk/paint/trim alignment, loose fixtures, squeaks).
- Clarify inclusions/exclusions and smart device transfer now (avoid disputes).

## A. Pricing and positioning

- Price off SOLD comps at the same finish level (avoid aspirational ARV).
- Identify your buyer (first-time/move-up/downsizer) and stage accordingly.
- Avoid broad claims ("fully redone") unless you can prove scope and permits.

## B. Renovation proof package (buyer trust)

- Provide permits/final inspections for electrical/plumbing/structural/HVAC work (if obtained).
- Provide invoice list with dates, contractors, warranty terms, and what was replaced.
- Provide product specs for big-ticket items (windows/roof/furnace/HWT/flooring/cabinetry).
- Provide photos of behind-wall work where available (rough-ins, structural changes).
- Provide paint codes and spare materials (tile/flooring) if possible.

## C. Quality control and safety

- Test all GFCI/AFCI (where applicable), fans, hood venting, and shutoffs.
- Fix sticky doors, uneven thresholds, loose railings, missing plates.
- Address moisture odours and ensure grading/downspouts are effective.

## D. Presentation and staging

- Consistent lighting temperature, clean windows, spotless grout and appliances.
- Curb appeal: entry hardware, house numbers, exterior lighting, tidy landscaping.
- Remove clutter and "construction leftovers" (extra tile, paint cans, packaging).

## E. Offer handling

- Expect inspection scrutiny; respond with documentation and solutions.
- Don't promise retroactive permits; be clear about what is permitted vs. cosmetic.



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- Keep inclusions list explicit (appliances, mounts, shelving, smart devices).

## F. Closing readiness

- Organize keys/remotes/manuals and a simple "home binder."
- Keep utilities active through possession; complete final clean after move-out.
- Do a final punch list after staging removal.

## Disclaimer

***This checklist is for general information only and is not legal, financial, permitting, or professional building advice. Verify all material facts through records and qualified professionals. No responsibility is accepted for reliance on this checklist.***