

Post-Inspection Repairs Checklist (Clarksville, TN)

Updated Jan 05, 2026 • Homeowner-friendly checklist to keep your closing moving.

Use this as a quick guide. If you want, I can help you prioritize what matters and knock it out fast.

1) Safety & “Deal-Stoppers” (Fix these first)

- Loose or missing handrails / stair rails / deck rails (anything that wiggles).
- Missing smoke detectors / CO detectors (quick fix, big confidence boost).
- Trip hazards (broken steps, loose thresholds, cracked walkway spots).
- Electrical red flags (loose outlets, exposed wiring, missing GFCI where required).

2) Water & Moisture (These get worse fast)

- Dripping exterior spigots / hose bibs, leaky supply lines, or slow sink drains.
- Toilet rocking / soft floor near toilet base (can indicate hidden moisture).
- Caulk gaps around tubs/showers/sinks, especially where water can get behind walls.
- Exterior rot or peeling paint caused by water (trim, fascia, window sills).

3) Exterior & Structure (Stops buyer anxiety)

- Exposed wood/framing, missing trim, or areas where pests/moisture can enter.
- Loose flashing, missing sealant, or gaps around penetrations (vents, hose bibs).
- Gutter issues (overflow, missing downspout extensions, obvious drainage problems).

4) Quick Wins (Cheap fixes that feel ‘big’ to a buyer)

- Replace broken switch/outlet covers and missing doorstops.
- Tighten door knobs/handles, adjust doors that don’t latch smoothly.
- Touch up scuffs and nail pops where they show in main living areas.
- Repair small drywall dents and re-caulk obvious seams for a clean look.

5) What to do next

- Circle anything you’re unsure about and send me the inspection pages.
- We’ll prioritize: safety + water + exterior exposure first.
- Get a fast estimate + schedule so the deal stays on track.

Free Estimate:

clienthub.getjobber.com/hubs/1bb33c6c-d8f9-4318-9565-ddecf5e5848f/public/requests/1645215/new

Call/Text: (615) 852-1835 | **Email:** chris@fixitquicktn.com

Note: This checklist is general guidance and not a substitute for a licensed specialist when needed (roof, HVAC, major electrical/plumbing).