



Carpet Repair Checklist for Realtors Before Listing a Home

Preparing a home for sale often involves small improvements that make a big difference during showings. Flooring is one of the first things buyers notice, and carpet issues can quickly affect the overall impression of a property.

This checklist helps realtors identify common carpet problems before listing so they can be addressed early and avoid repair negotiations later in the transaction.

Pre-Listing Carpet Inspection Checklist

Walk through the property and check the following areas.

1. Check for Carpet Wrinkles or Ripples

Look for waves or loose areas across rooms, hallways, and near doorways.

Why it matters:

Wrinkled carpet can make buyers think the flooring needs replacement, even when it simply needs professional stretching.

- No wrinkles visible
- Minor wrinkles present
- Significant ripples across large areas

2. Inspect Doorways and Transitions

Doorways and hallway connections often show the first signs of loose carpet.

Check for:

- Loose carpet at doorways
- Carpet lifting away from transitions
- Visible gaps between rooms

These areas often require **re-stretching or re-securing the carpet**.

3. Look for Burn Marks or Melted Fibers

Small burns are very noticeable during showings.

Common causes include:

- hair styling tools
 - irons
 - candles
 - hot cooking items
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- No burn marks
 - Small burns visible
 - Larger burn damage

Many burns can be repaired with **localized carpet patching**.

4. Check for Pet Damage

Buyers are quick to notice carpet damage caused by pets.

Look for:

- Torn fibers
- Scratching near doors
- Pulled loops
- Small damaged areas

Localized repairs can often correct these issues.

5. Inspect Carpet Seams

Look closely where carpet sections meet.

Signs of seam problems:

- Seam separation
- Raised seam lines
- Fraying edges

Professional seam repair can usually restore these areas.

6. Check for Stains or Discoloration

While some stains require cleaning, others may require repair or patching.

Look for:

- Dark stains
- Water marks
- Discolored traffic areas

Realtor Tip

Small flooring problems can influence how buyers perceive the entire home. Addressing carpet issues before listing can:

- ✓ Improve first impressions during showings
- ✓ Reduce buyer repair requests
- ✓ Prevent flooring concerns during inspections
- ✓ Help the home present as well maintained

Many carpet repairs can be completed quickly and often cost far less than buyers expect.

Quick Pre-Listing Carpet Review

Before putting a home on the market, confirm the following:

- Carpet is smooth and wrinkle-free
- Doorways and transitions are secure
- No visible burn damage
- No pet damage or torn fibers
- Seams are intact
- No obvious stains or damage

If several issues appear on the checklist, a professional carpet technician can evaluate whether the carpet can be **stretched, repaired, or patched instead of replaced.**