



Listing Prep Without the Chaos

A different kind of bro.

Small improvements that help Dripping Springs and Hill Country listings photograph better, inspect cleaner, and close on schedule. The Handy Bro personally handles every job, from the first walk to the last photo.

Pre-Listing Punch Lists

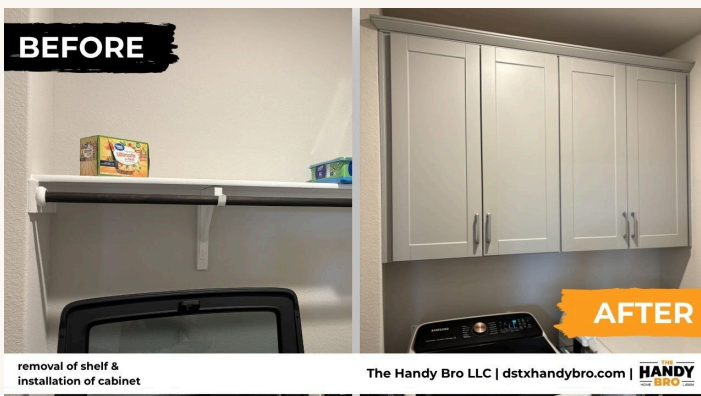
Door alignment, caulking, fixtures, hardware, and touch-ups before photos.

Inspection Fix Lists

Most inspection punch lists completed within 48 to 72 hours.

Curb Appeal and Refresh

Fence and deck repair and staining, lighting, fans, and cabinet hardware.



What Agents Get

- Free property walk and a written scope
- Before-and-after photos of every job
- Digital invoices for closing files
- Trusted trade partner referrals for plumbing, HVAC, pest, and pool

AGENT PRIORITY LINE

254.371.3365

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**Book a free
property walk**

Pre-Listing Repair Checklist

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Walk the home with this list before photos and before the inspection. Everything you check can be scoped from one free property walk.

Property address

Agent

Target list date

INTERIOR

- ☐ Doors that stick, rub, or won't latch
- ☐ Loose knobs, hinges, towel bars, drawer slides
- ☐ Dated or dim light fixtures, burned-out bulbs
- ☐ Ceiling fans that wobble or click
- ☐ Dripping faucets and loose fixtures
- ☐ Cracked caulk at tubs, sinks, and backsplash
- ☐ Missing outlet and switch covers
- ☐ Smoke detectors present and working
- ☐ Nail holes, dings, and wall touch-ups
- ☐ Dated cabinet pulls and knobs

OUTDOOR

- ☐ Loose or leaning fence pickets
- ☐ Gates that sag or drag
- ☐ Cedar fence stain faded by Hill Country sun
- ☐ Deck boards loose, cupped, or soft
- ☐ Deck stain worn or uneven
- ☐ Beds and paths needing mulch and edging
- ☐ Exterior lights out or dated

MAINTENANCE

- ☐ A/C filter changed
- ☐ Water filters replaced
- ☐ Dryer vent cleaned out
- ☐ Weatherstripping and window seals

Outside the Handyman Scope?

Water heaters, leaks, and drains, HVAC service, pest, and pool items go to The Handy Bro's trusted trade partners, coordinated from the same walk.

Notes for The Handy Bro

Three Ways to Book Listing Work

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Every job starts with a free property walk. Pricing is set by scope and confirmed in a written quote before any work begins.

SMALL SCOPE

Quick Fix Visit

1 to 3 small repairs

Light fixture swaps, faucets, drywall patches, and door adjustments handled in one visit.

MOST AGENT JOBS

Half Day Block

Punch lists and listing prep

Multiple repairs or a property refresh before photos, often with before-and-after shots for the listing photographer.

LARGER SCOPE

Full Day Block

Larger refresh or make-ready

Full property refreshes and rental turns that need a dedicated day of focused work.

Included in Every Block

- **Free property walk.** 30 to 60 minutes on site before any work.
- **Before-and-after photos** of every completed job.
- **Scope honesty.** Under the quoted scope, you pay only for what was done.
- **Standard install hardware.** Anchors, screws, drop cloths, basic consumables.
- **Clean job site.** Work area returned use-ready, ready to show.
- **Follow-up check-in** a few days after the work.

How Pricing Works

The number on the written quote is the number on the invoice, unless you approve a scope change. Digital invoices keep closing files clean.

After the Inspection

Most inspection punch lists are completed within 48 to 72 hours, with photo documentation of all completed work.

Small to mid-size jobs are the focus. Full rebuilds and major construction are referred to a general contractor, and plumbing, HVAC, pest, and pool work goes to trusted trade partners.

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