



Your home deserves to be evaluated with the same level of care and precision you'd expect from a top-performing brokerage. The Agency Atlanta Home Report Card helps you identify your home's strengths, opportunities, and overall readiness for the market. During our professional walkthrough, we'll assess each key area of your property, not just for cosmetics, but for the condition and age of major systems, functionality, and competitive positioning, so you can make informed decisions and maximize your home's value.

## EXTERIOR ASSESSMENT

CATEGORY	DESCRIPTION	GRADE (A-F)	CHECK ONE: UPDATED/AVG/NEEDS WORK
Roof & Gutters	Age, visible condition, drainage		
Siding / Paint	Exterior finish, cracks, peeling		
Windows & Doors	Condition, efficiency, seals		
Landscaping	Manicured vs. overgrown, curb appeal		
Driveway / Walkway	Cracks, cleanliness, safety		
Fence & Hardscaping	Integrity, repair needs		
Lighting & Curb Appeal	Entryway, presentation		

## INTERIOR & SYSTEMS ASSESSMENT

CATEGORY	DESCRIPTION	GRADE (A-F)	CHECK ONE
Kitchen	Updated finishes, layout, functionality		
Bathrooms	Condition, style, ventilation		
Flooring & Carpet	Material, cleanliness, consistency		
Walls & Paint	Neutrality, wear, brightness		
Lighting & Fixtures	Modernity, working order		
Cleanliness & Odor	Freshness, clutter, smells		
Layout & Flow	Functionality, openness		
Primary Bedroom	Condition, design, comfort		
Basement (if applicable)	Condition, moisture, usability		

## INTERIOR & SYSTEMS ASSESSMENT

CATEGORY	DESCRIPTION	GRADE (A-F)	CHECK ONE
HVAC System	Age, service records		
Water Heater	Age, leaks, capacity		
Plumbing	Leaks, pressure, visible condition		
Electrical	Panel, outlets, safety		
Appliances	Age, condition, functionality		
Insulation / Efficiency	Drafts, attic, seals		

## MARKET READINESS

CATEGORY	DESCRIPTION	GRADE (A-F)	CHECK ONE
Staging & Presentation	Furniture placement, light, cleanliness		
Deferred Maintenance	Repairs, fixes, attention items		
Competitive Positioning	Comparison to neighborhood listings		
Overall Appeal	Buyer impression, photoshoot readiness		
Other Features (Pool, Barn, Shed, etc.)	Condition, value impact		

## SCORING SYSTEM

Each grade corresponds to a numerical value:

A = 4 points B = 3 points C = 2 points D = 1 point F = 0 points

Add up your total points and divide by the maximum possible score to calculate your overall percentage and grade.

90-100 = A (Excellent / Market Ready)

80-89 = B (Minor Improvements Suggested)

70-79 = C (Average / Some Updates Needed)

60-69 = D (Deferred Maintenance)

Below 60 = F (Not Market Ready)

**Your Home's Grade Is Just the Beginning.**

Schedule your personalized home evaluation and professional market analysis with **Deborah Morton** and **The Agency Atlanta**.

Visit [InsideGeorgiaRealEstate.com](http://InsideGeorgiaRealEstate.com) or call 470-990-4414

