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Prepare Your House to Sell – Check List

Curb Appeal

- Clean windows.
- Mow lawn and rake leaves.
- Touch up exterior paint.
- Clear all pathways.
- Add color with flowers.
- Buy a new doormat.
- Be sure that your landscaping looks at least equal to the neighborhood yards.

General Maintenance

- Make sure things work—doorbell, doorknobs, light switches, faucets.
- Repair leaking taps and toilets.
- Re-caulk tubs and sinks.
- Repair cracked plaster.
- Check for ceiling stains (old leaks can leave stains, even after repair).
- Repair all leaks.
- Repair broken windows.
- Painting is an excellent choice for spending your dollar. Select a color that appeals to the widest group of people. Lighter colors make rooms look more spacious.

Indoor Tips

- De-clutter rooms and store excess furniture to make rooms appear larger.
- Clear counter tops and tables.
- Clean out cabinets, buyers want to see room for their things.
- Use up extra food or give away sealed food -- especially canned goods.
- Clean carpets and hard wood floors.
- Replace worn rugs.
- Put new towels in the bathrooms.
- Turn on the lights and open drapes or blinds.

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- Odor control: If you smoke, consider moving your smoking outdoors while selling your home and purchase an ozone spray to help remove odors without creating a masking odor; for those with cats, clean cat box daily; for those with dogs, leave them outside as much as possible while selling your home, keep your sweet pet bathed and clean your carpets.
- Add plants and fresh flowers.
- Set your dining room table.
- Play quiet music.
- Remove or confine pets during open houses.
- Be absent during showings. This give buyers an opportunity to really look instead of running through.
- Put away or store knick-knacks, souvenirs, sport trophies and "de-personalize" the space to help buyers view it as their future home.
- Replace old plastic switch plates
- Add sparkle with new knobs in kitchen and bath if needed
- Replace any old or non-working light fixtures.
- Be certain all light fixtures have a complete set of bulbs.
- Replace old toilet seat cover if needed.

Whenever there's a showing

- Do a clean sweep throughout the house – clear counters, empty sinks of dishes, put clothes away.
- Turn on the lights.
- Remove or confine pets.
- Turn on some quiet music.
- Fresh flowers are always a great touch.
- You've heard of baking cookies or bread before a prospective buyer arrives... it works.

Help Getting Organized

If you need help getting started, I can work with you and your family to prioritize what needs to be done before market time. Plus, I can connect you with outside resources to whittle down that to-do list quickly and at reasonable costs.