

Showcasing Your Home

Before your home receives its first visit from a potential buyer, take some time to assure that it is in the best possible condition. The better shape it's in, the better it's chance of selling quickly. The following checklist may help you.

OUTSIDE

- Paint the entire exterior if necessary
- Cut low-hanging tree limbs
- Replace overgrown shrubbery
- Add new landscaping
- Paint the front door and screen
- Wash exterior windows
- Repair gutters and shutters
- Inspect the roof & replace missing shingles
- Repair broken steps
- Repair fences
- Mow lawn weekly -- more frequently if necessary
- Edge lawn weekly
- Trim shrubs regularly
- Put pets outside
- Remove cars and RV's from driveway
- Place garbage cans out of sight
- Rake leaves
- Sweep decks

BASEMENT, ATTIC, & GARAGE

- Vacuum -- including rafters
- Stack stored items neatly against walls
- Replace light bulbs
- Repaint if necessary
- Clean the furnace & air conditioner and replace filters

BATHROOMS

- Repair dripping faucets
- Clean stains
- Replace caulking
- Eliminate clutter from counters
- Fold and hang out clean towels
- Wipe down mirrors and faucets
- Scrub sink, toilet bowl, tub, & shower
- Clean floor

KITCHEN

- Clean oven and other appliances
- Clean vent fan
- Clean and straighten cupboards
- Wax floor
- Remove unused appliances like toaster ovens & coffee mills
- Clean window ledges
- Clean counter tops
- Clean and put away dishes

LIVING AREAS & BEDROOMS

- Repaint in neutral colors if necessary
- Repair leak stains on walls & ceilings
- Replace carpeting as necessary
- Repair loose stairs and railings
- Plaster nail holes
- Replace missing tiles
- Replace missing molding
- Repair light fixtures
- Fix light switches
- Replace light bulbs
- Lubricate squeaking cabinets and doors
- Wash and repair windows
- Professionally clean carpets
- Remove worn furniture
- Clean fireplace
- Put logs in fireplace
- Wax wood and tile floors
- Consider rearranging furniture
- Straighten clothes closets
- Place excess items from closets in storage
- Pre-pack personal items such as pictures, awards, & trophies
- Pre-pack breakables
- Pre-pack other possessions
- Hide electrical cords
- Put small signs on items to be included in the sale
- Vacuum rugs and carpets
- Clear clutter from tables and shelves
- Straighten items on tables and shelves
- Use room deodorizers
- Turn on lights
- Make beds
- Unlock doors during showings
- Clean ashtrays & waste baskets
- Open blinds and curtains
- Set thermostat for 68-72 degrees
- Set out fresh flowers
- Turn off TV's and radios - turn on stereo