

SUGGESTED TIPS FOR GETTING YOUR HOME READY

Our goal is to present your home at its best. Your goal should be to present a clean, spacious, clutter-free home – the kind you’d like to buy! Photographs could possibly make or break the sale of your home, so we’ve created a checklist to help you prepare your home for photos.

Curb Appeal:

1. Mow lawn and trim shrubs
2. Edge gardens and walkways
3. Remove all cars, trailers, boats from driveway
4. Hide garbage cans inside garage
5. Sweep walkways and driveways
6. Remove branches, litter, and toys
7. Add color and fill bare spots with plants
8. Remove mildew or moss from walls or walks w/ bleach and water
9. Take stains off your driveway with cleaner or kitty litter
10. Stack woodpile neatly
11. Clean and repair patio and deck areas
12. Remove any damaged outdoor furniture
13. Make sure pool is sparkling clean
14. Replace old storm doors
15. Check for flat-fitting roof shingles
16. Repair broken windows/shutters
17. Replace torn screens
18. Make sure window frames and seams have solid caulking
19. Hose off exterior wood and trim
20. Replace damaged bricks or wood
21. Paint the front door and mailbox
22. Add a new front door mat
23. Shine brass hardware on front door, exterior lighting fixtures
24. Put away any sprinklers, hoses, gardening tools, etc.
25. Make sure doorbell is in working order

General Interior Tips:

26. Add a fresh coat of interior paint in light, neutral colors
27. Shampoo carpeting, replace if necessary
28. Clean and wax hardwood floors, refinish if necessary
29. Clean and wash kitchen and bathroom floors
30. Wash all windows, vacuum blinds, window sills
31. Clean the fireplace
32. Clean out and organize closets, pack clothes & items you won’t need
33. Remove extra furniture, worn rugs, and items you don’t use
34. Repair easy fixes:
 - loose doorknobs
 - leaky taps and toilets
 - squeaky doors
 - closet or screen doors off their tracks
35. Secure jewelry, cash, or other valuables
36. Put all coats and shoes away in closet

Kitchen:

37. Make sure appliances are spotless inside and out
38. Make sure all appliances are in working order
39. Clean often-forgotten spots on top of fridge and under sink
40. Wax or sponge floors to brilliant shine, clean baseboards
41. Organize items in cabinets, pack anything you won’t be using
42. Keep counters as clear and empty as possible
43. All overhead and under cabinet lights are in working order
44. Remove magnets from fridge
45. Put away paper towels
46. Neatly fold decorative hand towels and put others away
47. Remove highchairs and booster seats
48. Put away countertop appliances

Living Room:

49. Make it cozy and inviting
50. Discard chipped or worn furniture and frayed or worn rugs
51. Pack away personal photos
52. Remove as much clutter as possible
53. All lamps are plugged in and it working order
54. Display magazines neatly, organize any books on shelves
55. Put away video games, remotes, consoles, and controllers

Bathrooms:

56. Remove all rust and mildew
57. Make sure tile, fixtures, shower doors are clean
58. Stow all personal hygiene items
59. Remove all shampoos, soaps & products from shower
60. Put away tooth brushes
61. Remove toilet brushes and plungers
62. Empty garbage cans or put away
63. Make sure all towels are folded and hanging up
64. For decorations, use fresh bright white towels
65. Remove floor mats if you have nice tiled floors
66. Put away scale, Kleenex boxes and items on counters
67. Put out fresh towels and linens

Bedrooms:

68. Organize furniture to create a spacious look
69. Organize and minimize clutter in closets
70. Put away items on night stands
71. Make sure all beds are made
72. Put away all fans, air purifiers & humidifiers
73. Pick up toys in kids rooms

Dining Room:

74. Polish any visible silver or crystal
75. Set the table for a formal dinner to visualize entertaining

Office:

76. Remove clutter from desk & put away stacks of papers
77. Remove garbage cans/shredders
78. Straighten books and misc items on shelves

Basement:

79. Sell, give away, or throw out all unnecessary items
80. Organize and create more space by hanging tools
81. Place items on shelves to remove items from floor
82. Clean water heater and drain sediment
83. Change furnace filter
84. Make inspection access easy
85. Clean and paint concrete floors and walls
86. Empty and remove all mice droppings and traps
87. Provide strong overhead lighting

When It's Time to Show:

88. Make sure all marketing materials are readily available
89. Open all draperies and shades, turn on all lights
90. Keep the home at a comfortable temperature
91. Pick up toys and other clutter
92. Put all dirty dishes in dish washer
93. Make sure beds are made and clothes are put away
94. Give the carpets a quick vacuuming
95. Avoid using the dishwasher, washer, and dryer during showings
96. Add fresh flowers throughout the home
97. Store prescription drugs in a private place
98. Grind fresh lemon in the garbage disposal or boil cinnamon sticks to add a fresh scent
99. Put on light music at a low volume
100. Remove or kennel pets
101. Make sure pet areas are clean and 100% odor-free

While getting your home ready to stage, it is also a good time to take note of what items you want to take with you and what items will stay with the home when sold. **ANYTHING NOT LISTED as **EXCLUDED** on your seller's disclosure will be considered the buyer's once closed.**