

Checklist for Getting Your Home Ready

You want buyers to feel at home when they enter your property. This is a list of the things we do to encourage that feeling when we sell our personal homes.

Make an appointment with us to get our advice on how to get the best return on your time and money.

A Year or More Away

These repairs will keep your property from degenerating. They will also not need to be redone

- ___ Repair anything that is broken, leaks, sticks, or has holes in it.
- ___ Clean up landscaping, add plants and lay chips where necessary
- ___ Inspect your water heater, air conditioner, and other equipment. Make sure they are working properly and not damaged, obstructed, moldy, etc.
- ___ Repair fences & gates
- ___ Inspect your home for any wood rot and repair
- ___ Inspect your windows & repair screens

6 Months

You should wait until you are almost ready to put your home on the market before doing these things, otherwise you might need to touch them up again when you put your home on the market.

- ___ For all renovations choose a NEUTRAL color. (like beige for carpets and walls, or white for trim or accessories)
- ___ Repaint as needed. Fresh trim and doors make a home look well maintained.
- ___ Be sure that scuffmarks on frequently used areas are cleaned or repainted (Ex: sneakers leave marks under breakfast bar in kitchen.)
- ___ Start packing things you won't need again until after you move.

3-6 Months

- ___ Wash windows & doors
- ___ Clean light switches plugs, and switch plates. If they are stained or faded replace them.
- ___ Check grout lines in all tiled areas. Re-grout or re-caulk where necessary - gaps are bad.
- ___ Clean or re-caulk connection of sinks to counter and backsplash to wall & counter. If you cannot do a professional looking job hire someone who can. A sloppy or wide caulk line looks worse than dirty caulk and gives the appearance of shoddy plumbing.

- ___ Clean faucets - remove any hard water stains. Consider replacing outdated or dirty faucets.
- ___ Professionally clean your carpets. If the fiber shows wear, spots, or traffic patterns consider replacing it.

1-2 Months

- ___ Remove any leaves/debris from roof
- ___ Clean dirty gutters & stained roof tiles
- ___ Remove wall art, photographs, and anything not being sold with the house. Repair & paint holes. (Think model home)
- ___ Pressure wash walkways, drive way, & curbs
- ___ Retouch paint on front door and trim
- ___ Clear all debris/chips/branches away from the foundation of the house

Final Touches

- ___ Clean, clean, clean. If you can wipe it with a white cloth and see dirt it is not clean enough - really.
- ___ Polish anything that can shine before showings.
- ___ Set the stage. Use each room for one purpose and let the furniture reflect it, clear away clutter that distracts the eye. Pack all personal items and anything you can live without until you move.
- ___ Remove everything from the kitchen counters - cleared counters look more clean and neat than counters with items stored/displayed visibly.
- ___ Organize closets, fold items neatly and stack items in rows. If there is too much in the closet to fit try to pack unused items into moving boxes and store in a designated area (garage / spare bedroom)

Keep this in mind as you are going through this list:

If you come across a problem that a buyer cannot see easily (like a leaky faucet or wood rot) you may need to disclose it. It depends on what the item is and sometimes whether or not you fix it, but you should keep a list to use when you fill out your Seller Disclosure Form.

Call us when you are ready to move on with life.

Our evil plan is to show you how amazing our brokerage is, so you realize that there is no one else in the world you'd trust more to help you sell your home.