

BASICS

- Take most of the "home" (& junk!) out of your house
- The little things go a long way. Don't over-upgrade.
- Get HVAC cleaned & tuned up, especially if you pay for a service/warranty agreement
- Exterior condition & appearance are most important to buyer appeal
- Inside, the kitchen comes first & the bathrooms second
- Warm & welcoming is key
- You never get a second chance to make a first impression with potential buyers!!!**

EXTERIOR

- Repair & clean out eaves, gutters & downspouts
- Replace cracked or broken window panes. Wash all windows inside & outside. Fix any torn or tattered screens.
- Inspect roof, make any necessary repairs & replace broken shingles or tiles
- Tidy & clean garage or carport
- Trim trees & overgrown shrubs especially near windows to maximize natural light
- Inspect fence & repair if needed
- Touch up trim & paint on doors, window frames, fascia, plaster, etc
- Scrub (using mild bleach solution) or repaint stucco water stains
- Make sure house numbers are easy to find & read
- Plant seasonal flowers or ground cover at or along front walkway
- Make sure doorbell works & polish front door hardware
- Pressure washing exterior is ideal & makes a huge impact for not much money**

INTERIOR

- Eliminate clutter, excess furnishings & wall art
- Remove half the contents from closets & cupboards. Wipe down & organize what remains.
- Deep clean the home.** Hiring someone is less expensive than you might think. Ask me.
 - Scrub areas where pets & trash frequent
 - Clean carpets
 - Wash all bedding. Add a cup of white vinegar to each load.
 - Scrub & sanitize all garbage cans
 - Remove cobwebs (you've got some somewhere)
 - Wipe down the top of everything, ex. door jambs, cabinets & other ignored spots
 - Clean & polish mirrors, fixtures, taps, door handles & cabinet hardware
 - Clean underneath, behind, inside, outside & top of appliances
 - Scrub sliding glass door tracks
- Replace light bulbs as needed
- Adjust doors & cupboards to ensure proper open & closure. Oil squeaky doors & hinges.
- Repair leaky taps & toilets
- Touch up grout
- Touch up chipped paint
- Consider painting bold colors with neutral tones. White & light pastels make rooms appear larger & are more attractive to more people.
- Buy new matching hand towels for guest baths & kitchen
- Make sure entry is clear, clean & inviting**
- Lock up & hide valuables & dangerous items
- Put away questionable or controversial materials

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