



Home Enhancement Checklist



YOU'VE DECIDED TO SELL YOUR HOME! WHEN SELLING, IT'S IMPORTANT TO LOOK AT YOUR HOME FROM A DIFFERENT PERSPECTIVE... THE BUYER'S PERSPECTIVE. THE HOME ENHANCEMENT CHECKLIST PROVIDES YOU WITH INSIGHT AND DIRECTION ON HOW TO GET THE MOST MONEY AND QUICKEST SALE FOR YOUR HOME BY MAKING MINOR CHANGES AND REPAIRS.

Breaking it down into 3 simple steps

When selling, it's important to look at your home from a different perspective...the buyer's perspective.

This Home Enhancement Checklist provides you with insight and direction on how to get the most money and quickest sale for your home by making minor changes and repairs. We break it down into 3 simple steps, tidy it up, clean it up, patch it up and add some finishing touches.

Tidy it up!

When a home appears cluttered, buyers can't "see" the home or its potential. By storing items you don't need or use, your home will feel more inviting to potential buyers. When selling a home, less is more.

Clean it up!

A clean home gives the impression that it has been well cared for. Strive to make your home visually and aromatically (smelling good) appealing.

Pro tip: Paint in the can is worth \$70, but it's worth \$1,000 on the wall!

Patch it up!

Minor repairs often become major stumbling blocks for potential buyers. Take away those distractions by fixing minor issues before they become major.

The finishing touches!

The little "extras" make a home feel special. Remember, your home is competing with others in your neighborhood. Make your home stand out!

The Exterior

Tidy it up!

- Mow the lawn and trim trees and shrub away from the house
- Rake leaves, pull weeds and dispose of dead plants, flowers and shrubs
- Store tools and other equipment neatly in the garage or shed

Clean it up!

- Wash windows, inside and out
- Sweep all sidewalks and driveways
- Wipe down lighting fixtures, making sure all light bulbs color match and are working

Patch it up!

- Repair doors, windows and lights
- Repair major cracks in sidewalks and/or driveways
- Repair roof shingles, shutters, gutters, windows, siding and fencing
- Clean up the front/back yards with new sod, plants, flowers and mulch if needed

The finishing touches!

- Add a nice doormat at the entrance
- Add a potted or hanging plant
- Add new house numbers if needed

Additional observations:

The Kitchen

Tidy it up!

- Clear extra gadgets from all kitchen countertops
- Remove all messages, pictures and magnets from the refrigerator
- Clear away any papers, mail or newspaper that may have accumulated on countertops
- Clear sink, stove and countertops of all dishes, pots and pans

Clean it up!

- Wipe down cabinets & polish sinks
- Clean all appliances, inside and out
- Wash kitchen floors
- Air out garbage area with a deoderizer and/or freshener
- Wipe down lighting fixtures, making sure all light bulbs color match and are working

Patch it up!

- Repair any faucet/sink leaks
- Repair any broken appliances
- Repair any non-working kitchen cabinets and drawers
- Patch and paint walls and ceilings, if necessary

The finishing touches!

- Add new throw rug
- Add a plant

Additional observations:

The Bathrooms

Tidy it up!

- Remove any unnecessary items from the countertops
- Organize linen closets, medicine cabinets, etc.

Clean it up!

- Clean sinks, toilets, bathtubs and showers, and make sure they are mold-free
- Polish mirrors and bathroom fixtures
- Wipe down lighting fixtures, making sure all light bulbs color match and are working
- Wash bathroom floor

Patch it up!

- Repair any faucet, sink and/or toilet leaks
- Caulk and grout tile, if necessary
- Patch and paint walls and ceilings, if necessary

The finishing touches!

- Add a scented candle
- Add coordinated towels and accessories
- Add a new shower curtain

Additional observations:

Living Areas

Tidy it up!

- Remove piles of papers and magazines from tables
- Rearrange furniture; discard worn
- Straighten bookshelves

Clean it up!

- Clean and deodorize all carpet, spot cleaning where necessary; wash all floors
- Polish all furniture
- Wipe down lighting fixtures, making sure all light bulbs color match and are working
- Wash window treatments
- Clean fireplace and fireplace glass, if applicable

Patch it up!

- Patch and paint walls and ceilings, if necessary

The finishing touches!

- Display linens on table
- Add fresh flowers, potpourri or a scented candle
- Rearrange pictures to highlight specific areas
- Add lamps if room is dark

Additional observations:

Bedrooms

Tidy it up!

- Straighten children's play area and store extra toys
- Remove extra furniture and rearrange to define areas
- Make closets more appealing by storing seasonal clothes elsewhere
- Be sure all clothes are hung up and not laying around the room

Clean it up!

- Clean and deodorize all carpet, spot cleaning where necessary
- Dust or wash if necessary, window treatments
- Wipe down lighting fixtures, making sure all light bulbs color match and are working

Patch it up!

- Patch and paint walls and ceilings, if necessary

The finishing touches!

- Add decorative pillows to beds
- Add a plant

Additional observations:

Basement & Garage

Tidy it up!

- Organize all areas, family areas, workshop, garden equipment, etc.
- Box up and store or dispose of any unnecessary items and trash

Clean it up!

- Sweep and clean floors
- Remove cobwebs from walls, windows sills and ceilings
- Wash windows, inside and out

Patch it up!

- Make sure furnace, A/C and hot water heater are in working order. Wipe them down if they look dirty outside and inside

Additional observations:

Here Comes a Buyer

Before each showing, be sure to complete these last minute touches to make sure your home stands out and looks great! We recommend re-setting your home each night or morning. You never know when a buyer may want to see your home on short notice. And remember, ***you never get a second chance to make a good first impression.***

Exterior

- Pick up after pets
- Pick up lawn tools, toys, etc. lying around the yard
- Clear driveways and walk areas

Interior

- Open curtains for daytime showings and close curtains for nighttime showings
- Do a quick tidy up
- Play calming instrumental music
- Do a quick tidy up

Additional observations:
