

Things To Do Before Putting Your Home On The Market

Front Facade:

- Add fresh paint on the front door & shutters
- Clear walkway and yard of debris
- Mow yard, prune hedges, and plant/pot colorful flowers to attract attention
- Fix broken screens, roof tiles, shingles, doorbell, outdoor lighting, cracked cement
- Power wash exterior & front steps
- Replace doormat
- Clean all windows & gutters

Kitchen:

- Deep cleaning of all surfaces - high and low and all appliances
- Update all hardware
- Paint walls with a neutral, high gloss - colored paint
- Remove all items from counter top (A bowl of citrus or a beautiful tree branch can be left out)
- Fix anything broken
- Organize pantry: minimize up to 50%

Living Room:

- Add fresh coat of neutral paint
- Have carpet/floors professionally cleaned or replaced
- Remove curtains and older blinds
- Have fireplace professionally cleaned
- Update or clean ceiling lighting/fan
- Clean out built-in cabinets
- De-personalize by removing all photos, awards, tchotchkes, etc.

Bedrooms:

- De-clutter all closets and minimize up to 50% of item to give the appearance of ample space
- Replace any bright colored bedding with neutral or white colored sheets and duvet/comforter
- Have carpet or floors professionally cleaned
- Remove all curtains and/or older blinds
- Add natural/neutral fragrances

Bathrooms:

- Deep clean
- Replace vanity mirror if outdated
- Replace toilet seats
- Paint with a high gloss neutral color
- Remove all bath mats
- Replace hardware
- Add new white towels
- Replace shower curtain with a white curtain

Attic/Garage:

- De-clutter
- Store all items that you are keeping into large stackable bins and label all
- Sweep for "dust bunnies" on the ceiling
- Vacuum all corners and floors
- Add a fresh coat of paint
- Consider having unfinished areas finished to add value



Backyard:

- Prune all trees and shrubs
- Fix any broken fence posts
- Mow lawn and correct any burn marks or reseed areas in need
- Remove any junk or garden decor
- Update patio furniture

Make a list of preferred professionals:

Plummer: _____

Roofer: _____

Painter: _____

Handy man: _____

Tiler: _____

Flooring: _____

House Cleaner: _____

Organizer: TheClutterGuru.Net _____

All Rooms:

- De-clutter each room, including attic and basement. A professional organizer can help you get this done in a timely manner!
- Deep cleaning by a professional
- Replace all lightbulbs with ambient, low key lighting
- Remove all personalized items so the buyer can better imagine themselves living there. "i.e. photos, sports memorabilia, degrees, frog magnets, greeting cards, etc."
- Have a friend do a walkthrough, and ask for constructive criticism
- Hide all valuables
- Remove old wallpaper
- Clean all fabrics: couch cushions, pillows, drapes.
- Upgrade hardware, light fixtures, ceiling fans, door knobs
- Clean all vents and heaters

Some Extra Dos

Do rearrange your furniture. When staging your home to sell, you want to use your furniture as a marketing tool to help create inviting vignettes. Avoid pushing furniture against the walls. Pull the sofa away from the wall and pull chairs close together to create conversation areas. You may need to remove some furniture to create the feeling of more space. Tour some model homes or peruse the internet for inspiration.

Do place dynamic plants in every room. Make sure you choose plants that are healthy. For example pathos, fiddle leaf fig, ZZ plant, money plant, and rubber tree. Pay close attention to the pots as well. An outdated pot can ruin a room. Visit stores like HomeGoods for inspiration! Sometimes a great modern weave basket can cover up an old chipped or plastic pot. Plants give that extra finishing detail and some buyers take it as a sign that the home has been well cared for.

Do clean up after any pet messes. Address the stain that Fido made on the carpet or the litter box smell in the basement ASAP. Pet smells are a major turn off to buyers.

Do consider a home inspection. While buyers usually have the their own inspection done, it may be a good idea to have your own done, as well. This will make you aware of any potential issues with the home.

Do add tech! Adding a smart thermostat or built-in stereo or alarm system that can be controlled by a smart phone are attractive upgrades to younger buyers.

