

Exterior Preparation Checklist

The Yard:

- Cut and edge the lawn
- Trim bushes and trees removing dead limbs and debris
- Add fertilizer to the lawn and plants
- Remove all weeds from flowerbeds, rocks and cracks in the concrete
- Install/inspect decorative metal or stone borders between lawn and planting beds
- Clean-up rock/mulch beds, adding more rocks/mulch if needed to cover the ground

Decks, Patios, Driveways, Porches and Fences:

- Wash driveways and sidewalks
- Patch holes and cracks
- Remove stains
- Replace any broken areas
- Paint and/or stain fences and decks
- Arrange outdoor furniture and firewood neatly
- Put away all lawn equipment, bikes and toys

House:

- Inspect all exterior elements of the home: gutters, downspouts, siding, windows, sashes, trim and shutter. Clean, paint and replace as needed.
- Replace any broken windows, doors and screens. Make sure they all operate properly
- Clean windows and screens thoroughly. This helps brighten the home inside
- Roof: Inspect for missing/damaged shingles and flashing. Make any necessary repairs
- Clean and touch-up paint on little things such as house numbers, mailboxes, doorbells, etc.

Front Porch: **EXTRA ATTENTION NEEDED!** *This should be very welcoming*

- Replace front door if damaged and cannot be repaired
- Paint door and trim
- Clean porch area
- Put out a new, clean doormat
- Install potted/hanging plants if space permits
- Have a nice porch light. Repaint, clean or replace. Install high-wattage bulbs to make the porch area bright

Interior Preparation Checklist

Whole Home Improvements:

- Clean windows and screens, curtains, drapes and blinds
- Clean carpets. If pet stains exist, replace carpet and pad
- Clean and wax wood floors
- Clean vinyl and ceramic floors
- Clean, paint and replace all vent covers
- Clean, polish, paint/stain wood trim in your home
- Be sure to remove pet odour and smoke odour when cleaning. Smell is a huge part of what buyers remember about your home
- Remove wallpaper and borders (this feature is personal taste and buyers see “work” when they see wallpaper)
- Repair damages to the wall and ceiling including holes, cracks, water stains. Repaint after repair

Make House Light and Bright:

- Clean all lampshades and covers
- Replace bulbs with high-wattage bulbs
- Clean windows and screens

Closets:

- Remove all out-of-season clothes from closets
- Leave only a few items on the floor of closets
- Add extra empty hangers
- Neatly arrange items on shelving
- Leave extra space on shelves

Pay Attention to The Little Things:

- Tighten loose doorknobs
- Fix any leaky faucets
- Tighten loose towel racks
- Oil any squeaky doors or drawers
- Arrange furniture to give an open feel. Remove any unnecessary or oversized furniture
- Make sure all switches and outlets are clean and working properly
- Place fresh flower arrangements throughout the home
- Make sure windows open and close smoothly without squeaking
- Hide prescription medication. Theft is on the rise for those types of items.

Interior Preparation Checklist - cont'd

Kitchen and Bathrooms:

- Thoroughly clean the countertops, appliances, mirrors, ovens, sinks, toilets, tubs and shower stalls
- Store small appliances to open-up the counters
- Clear off vanities, countertops and store all personal care items neatly
- Clean ventilating hoods and exhaust fans
- Remove rust stains
- New knobs on drawers make a difference
- Clean and organize drawers, cabinets and linen closets
- Clean all the tile grout and caulk. (Suggest Clorox Bleach Pen and Mr. Clean Magic Eraser)
- Re-caulk areas that cannot be cleaned

Garage, Basement, Attic and Storage Areas:

- Dispose of everything you are not going to move
- Arrange items neatly and clutter-free
- Consider painting walls and ceiling white
- Remove stains and dirt from floors
- Paint cement floors gray
- Organize garden tools and equipment
- Wipe off dirt, cobwebs from water heater, furnace, washer and dryer
- Cure any water problems in the basement. Seek professional advice if needed