

75-Point Checklist to Prepare Your Home For Sale

The goal is to present a clean, spacious, clutter-free home – the kind you'd like to buy! Do a little each day and it will pay dividends.

Curb Appeal

- Mow lawn
- Trim shrubs
- Edge gardens and walkways
- Weed and mulch
- Sweep walkways and driveways, remove branches, litter and toys
- Add color and fill bare spots with plantings
- Remove mildew or moss from walls or walks with bleach and water
- Take stains off your driveway with cleaner or kitty litter
- Stack woodpile neatly
- Clean and repair patio and deck areas
- Remove any outdoor furniture which is not in good shape
- Make sure pool or spa sparkles
- Replace old storm doors
- Check for flat-fitting roof shingles
- Repair broken windows/shutters, replace torn screens, make sure frames and seams have solid caulking
- Hose off exterior wood and trim, replace damaged bricks or wood
- Touch up exterior paint, repair gutters and eaves
- Clean and remove rust from any window A/C units or store them away
- Paint the front door and mailbox
- Add a new front door mat and consider seasonal door decoration
- Shine brass hardware on front door, exterior lighting fixtures, etc.
- Make sure doorbell is in good working order

General Interior Tips

- Add a fresh coat of interior paint in light neutral colors
- Shampoo carpeting, replace if necessary
- Clean and wax hardwood floors, refinish if necessary
- Clean and wash kitchen and bathroom floors
- Wash all windows, vacuum blinds, wash window sills
- Clean the fireplace

- Clean out and organize closets, add extra space by packing clothes and items you won't need again until after you've moved
- Remove extra furniture, worn rugs and items you don't use: keep papers, toys, etc. picked up, especially on stairs
- Repair easy fixes: loose doorknobs, cracked molding, leaky taps and toilets, squeaky doors, closet or screen doors off their tracks, etc.
- Add scented potpourri or drop of vanilla or bath oil on light bulbs for scent
- Secure jewelry, cash or other valuables

Living Room

- Make it cozy and inviting, discard chipped or worn furniture and frayed or worn rugs
- Consider packing away personal photos
- Remove as much clutter as possible

Dining Room

- Polish any visible silver or crystal
- Set the table for a formal dinner to help viewers imagine entertaining here

Kitchen

- Make sure appliances are spotless inside and out (try baking soda for cleaning formica stains).
- Make sure all appliances are in perfect working order
- Clean often forgotten spots on top of fridge and under sink
- Wax or sponge floors to brilliant shine, clean baseboards
- Organize items inside cabinets, pre-pack anything you won't be using before your move
- Keep counters as clear and empty as possible

Bathrooms

- Remove all rust and mildew
- Make sure tile, fixtures, shower doors, are immaculate and shining
- Make sure all fixtures are in good shape
- Replace loose caulking or grout
- Make sure lighting is bright, but soft

Master Bedroom

- Organize furniture to create a spacious look with well-defined sitting, sleeping and dressing areas
- Organize and minimize walk-in closet

Basement

- Sell, give away or throw out unnecessary items
- Organize and create more space by hanging tools and placing items on shelves
- Clean water heater and drain sediment
- Change furnace filter
- Make inspection access easy
- Clean and paint concrete floors and walls
- Provide strong overhead lighting

Attic

- Tidy up by discarding or pre-packing
- Make sure exposed insulation is visible and in good condition
- Make sure air vent is in good working order
- Provide strong overhead lighting

When It's Time To Show

- Make sure all marketing materials are readily available
- Open all draperies and shades, turn on all lights
- Pick up toys and other clutter, check to make sure beds are made and clothes are put away
- Give the carpets a quick vacuuming
- Add some strategically placed fresh flowers
- Open bathroom window for fresh air
- Pop a spicy desert or just a pan of cinnamon in the oven for aroma
- Turn off the TV and put on some light non-offensive music at low volume
- Make a fire in the fireplace (seasonal)
- Put pets in the backyard or arrange for a friend to keep them
- Make sure pet areas are clean and 100% odor-free
- Make sure all trash is disposed