



Checklist BEFORE THE SHOWING

CHECK FOR CURB APPEAL

How your house looks from the street is where prospective buyers will form that all-important first impression.

- Remove any clutter in your yard.
- Repair cracked or uneven driveway.
- Mow your lawn regularly and re-seed, if needed.
- Weed & mulch flower beds.
- Clean your windows and walls.
- Does your front door need paint?
- Ensure your eaves and downspouts are clear of debris and in good repair.
- Power wash your backyard deck and walkways.
- Are the deck and pool clean?
- Do all outside lights work? Replace burned out bulbs.
- Is there a shed? Make sure it looks presentable.
- Do windows and exterior doors need caulking?

EXAMINE YOUR WALLS

- Is your exterior paint looking good? If you see faded colors and cracked or peeling surfaces, you might want to repaint.
- You can clean vinyl or metal siding, but defects or damage usually means replacement.
- Stucco can be repaired, but some skill is required to blend patches with existing stucco.

GARAGE

- Get rid of the broken tools, old car parts, discarded bicycles, empty paint cans, and the hundreds of other useless items that accumulate in garages. Again, you want a clutter-free home.
- Use cleaning solutions to remove oil stains from the floor.
- You can use your garage for storage of extra furniture or items, but be sure they're boxed neatly to give the garage a nice appearance. Consider getting a small storage unit.

GENERAL INTERIOR

A prospective buyer will usually enter through your front door; so that is where you should begin your interior inspection.

- Check stairs for loose boards and/or ripped carpeting.
- Ensure doors open and shut properly.
- Open and close all windows to ensure they work properly.
- Keep furniture to a minimum so rooms appear larger.
- Ensure closets look spacious, organized, and uncluttered.
- Remove or lock away valuables.

KITCHEN & BATHROOMS

- Check around sinks, tubs and toilets for rotting counter-tops and floors. Problems could be due to poor caulking or plumbing leaks. Fogged windows, molds, and sweating toilet tanks indicate high humidity levels, which you can remedy with exhaust fans.
- Clean all appliances, including your oven and your greasy stove hood filter. Clean your cabinets inside and out, as well as your counter-tops and backsplashes. Repair dripping faucets.
- Remove anything stored on countertops or on top of your fridge, and remove artwork and magnets.

AIR SYSTEMS

- Change the air filters in the attic, etc. They are inexpensive and will come up on an inspection. They are the number-one item purchasers want done after a home inspection.
- If you have a pet with a litter box, ensure the litter box is clean and dog droppings are not outside.



Checklist

DAY OF THE SHOWING

WHEN IT'S SHOWTIME

Now you are ready for showings. You will need a plan of action that assigns duties to each family member so the place can quickly be whipped into shape.

- Be sure all lights are turned on to make the house bright. Open all drapes, blinds, etc.
- Air out the house to get rid of cooking or pet odors.
- Have fresh flowers in view or a nice bowl of fruit on the countertop for a bit of color.
- Turn on some classical music to showcase any surround sound.
- Pick up clutter and empty garbage.
- Make sure any laundry is in laundry baskets or put inside washer/dryer so closets and laundry room space are maximized and presentable.
- Set your thermostat at a comfortable level.
- Remove pets from the house or put them outside.
- Leave when the house is being shown.

