

TO-DO BEFORE PUTTING YOUR HOME ON THE MARKET

DOCUMENTS + INFORMATION

- Make a list of all updates you've made over the past 5 years (i.e. fresh paint, new carpet)
- Make a list of major updates you've made over the past 10 years (i.e. new appliances, new roof)
- Gather all documents and information about the home's systems and put them in a file to hand over to the new buyer
- Decide whether or not to offer a home warranty

PACK + CLEAN

- Pack away personal items, heirlooms, and family photos — rent a storage unit if necessary
- Declutter by packing items that have no impact on decor (i.e. most books, vases, candles, figurines)
- Donate or toss anything you no longer want/need
- Clean
 - Dust all surfaces and light fixtures
 - Clean all mirrors
 - Sweep + mop all hard surface floors
 - Clean carpets (or replace if overly worn/stained)
 - Wipe down outside + inside of each appliance
 - Clean bathroom vanities/sinks, toilets, and tubs/showers

MAXIMIZE CURB APPEAL

- Clean windows and power wash the exterior
- Plant colorful flowers + spread fresh mulch
- Prune trees + shrubs
- Make sure your house numbers are clearly visible
- Mow the lawn
- Sweep the porch, front walk, deck + patio
- Clear the yard and driveway of debris

FINISHING TOUCHES

- Do all the little-but-effective tasks you've been putting off (i.e. fix squeaky doors and leaky faucets, replace weather stripping and broken blinds)
- Get paint throughout the home touched up or re-painted
- Go through each room and focus on the details — straighten every item, put away objects that are cluttering the space, fluff pillows, etc.
- Remove fixtures (items that are attached to the property — anything that would require a tool to remove) that will not convey with the sale

GO ABOVE & BEYOND

- Get a pre-listing home inspection done. This gives you a chance to make essential repairs before putting it on the market.
- Consider these inspections as well: radon, chimney, well, septic, pest
- Begin to emotionally detach from the property



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