

Optimize Selling Potential Checklist

EXTERIOR

Replace Repair damaged

- Shingles
- Screens
- Plaster
- Wood siding
- Trim
- Rain gutters
- Shutters
- Window frames
- Glazing
- Screens
- Doors
- Fences/ Gates
- Hardware
- Outdoor

Clean Wash

- Sidings
- Windows
- Screens
- Outdoor BBQ
- A/C Unit
- Pool/ Spa
- Hose or power spray exterior of home

Bright Bulbs

- Porch lights
- Carport
- Garage

Other

- Trashcan area
- Straighten wood pile
- Paint or varnish doors
- Repair leaky faucet
- Polish door hardware
- Door bell works
- Paint/Replace street numbers
- Septic tank odor free
- Clean oil stains off driveway, garage
- Patch/Reseal driveway
- Mow/Edge lawn regularly
- Aerate/ Feed lawn
- Reseed bare spots lawn
- Water lawn regularly
- Remove/Replace dead plants
- Haul away rubbish

- Clean up pet droppings
- Prune overgrown shrubs
- Prune trees covering views
- Stake up any sagging trees/shrubs
- Keep flower beds free of weeds
- Trim around base of trees/walls/fences
- Clean/Paint front door and mailbox
- Garbage cannot be first thing seen
- Sweep walkway and driveway

Repair or Remove

- Door mats
- Patio furniture
- Fences
- Walls
- Gazebos
- Fountains
- Trellises
- Planters
- Stepping stones
- Sprinkler heads

INTERIOR

All Rooms

Clean Especially

- Doors
- Windows
- Light switches
- Baseboards
- Chair rails

Other

- Shampoo carpets
- Fireplace with logs
- Vents dusted/washed
- Polish wood
- Remove or pull back dark curtains
- Wash Lace curtains and have draperies cleaned
- Lubricate window slides
- Soap for wood, candle stump for metal
- Make sure doors open smoothly
- Clean ceiling light fixtures
- Wax floors
- Check for cobwebs in corners
- Fix scratches on wood floors
- Replace worn/broken flooring
- Remove or replace worn carpet

- Use area rugs where needed
- Empty wastebaskets
- Make the beds
- Fluff the pillows
- Door knobs
- Light fixtures
- Remove toys and tools
- Touch up putty/ paint
- Fresh coat of paint, light or neutral colors
- Entertainment center sparkles

Kitchen

- Keep dishes and food out of sight
- Clean appliances/ Working condition
- Throw out or eat old food
- Inside refrigerator
- New drip pans for stove
- Clean light fixtures
- Clean range hood, including light bulbs
- Clean behind appliances
- Keep floor clean
- Disposal works
- Make sure electrical outlets work
- Eliminate cooking odors
- Deodorize garbage, disposal, dishwasher, and refrigerator
- Repair leaky faucet
- Fresh shelf paper in cabinets
- Organize cupboards
- Clean out under the sink

Bathrooms

- Shine mirrors
- Keep wastebasket empty and clean
- Clean shower door, sliding door track well lubricated
- Remove soap residue,
- Mildew, mold, rust from sink, tub and shower
- Remove stains from porcelain sink, tub, and toilet
- Replace torn moldy shower curtain
- Clean tile grout
- Make sure toilet flushes properly
- Clean exhaust fan/ heater and replace if noisy
- Replace worn towels and rugs

Dining Room

- Lovely center piece w/ fresh flowers
- Clean out china cabinet
- Polish silver
- Set table for formal dinner

Bedrooms

- Arrange furniture to create spacious look
- Nightstands spotless
- Replace bedspreads, quilts, pillow shams if worn or faded

Closets

- Keep closets clean and free of clutter
- Throw out or pack away non-essentials
- Adjust or repair sliding doors
- Lubricate sliding door hardware
- Paint if needed

Laundry Area

- Clean out area behind washer/dryer
- Eliminate any mildew odors

Garage/ Carport/ Shed

- Keep clean uncluttered
- Hang up put away tools
- Clear away cobwebs
- Remove oil/paint stains from floor
- Adjust tension rod to eliminate sag from overhead garage door opener
- Lubricate/Adjust/Repair garage door opener
- Paint if needed

Basement/Storage

- Eliminate any kind of dampness
- Check for and eliminate cracks

Heating/ A/C units

- Vacuum
- Replace filter
- Clean intake vent

BEFORE SHOWINGS

- Remove or lock valuables
- Make sure property info out in the open

De-clutter

- Store, give away, throw away and donate anything that you won't need until after move.
- Keep it simple, they want room to picture their own furniture

Atmosphere

- Warm and welcome
- Summer keep cool, Winter keep warm, Turn on fireplace, Soft music

Lighting

- Let natural light in
- Raise the shades
- Open the blinds
- Pull back curtains
- Put brighter bulb in lamps
- Bright rooms feel larger more inviting
- Dark roomies feel gloomy

Odors

- Get rid of unpleasant or unfamiliar odors, tobacco, pets, cooking, and laundry
- Fresh flowers, potpourri, fresh bread, cinnamon

Pets

- Send pets away from house; avoid allergies, intimidation, animal droppings
- Put pet dishes outside to avoid smell