

Checklist for Sellers

KITCHEN

- Keep dishes and food out of sight
- Clean appliances
- Clean range hood, including light bulbs
- Clean behind appliances
- Keep floor clean
- Clean light fixtures
- Make sure all electrical outlets work
- Eliminate cooking odors
- Deodorize garbage disposal, dishwasher, refrigerator
- Repair faucets
- Organize cupboards
- Clean out under sink

BATHROOMS

KEEP THEM SPOTLESSLY CLEAN

- Shine mirrors
- Keep wastebasket empty and clean
- Clean out cabinets and remove non-essentials
- Keep fresh, clean towels on towel racks
- Clean shower door – if sliding door, keep track well lubricated
- Remove soap residue, mildew and mold from sink/tub/shower
- Remove lime deposits from fixtures
- Remove stains from porcelain fixtures
- Replace torn/moldy shower curtain
- Clean tile grout
- Make sure toilet flushes properly
- Clean exhaust fan/heater – replace if broken or noisy

CLOSETS

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

LAUNDRY AREA

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

GARAGE/CARPORT/SHED

- Install 100-watt light bulb
- Keep area clean/uncluttered
- Hang up/put away tools
- Clean away any cobwebs
- Remove oil/paint stains from floor
- Adjust tension rod to eliminate sag from overhead garage door
- Lubricate/repair garage door opener

BASEMENT

- Eliminate any signs of dampness/mold
- Check for and eliminate cracks

HEATING/AIR CONDITIONING UNIT

- Vacuum
- Replace filter
- Clean intake vent
- Remove any stored items

FINAL HINTS

- Make sure the temperature in your home is comfortable. Keep it cooler in summer and warmer in winter. If it is cold outside and you have a fireplace, a nice fire will make your home seem cozy and inviting.
- Let the home and your Realtor do the talking for you.
- Refer any prospect who calls or stops by to your Realtor for screening and pre-qualification as well as for your own safety.
- Tell your Realtor all about your home, the good as well as the bad. Let the agent decide how to handle any negatives and feature the positives.
- For showings; let the light in and turn on all the lamps/fixtures, let fresh air in and bake bread for your open house (for the smell), send pets away (some people have allergies or are intimidated by pets) and keep noises down (soft music is fine).