

How to Prepare Your Home for Sale

Cut the lawn-if you normally cut the lawn every two weeks, cut it every week during the listing period.

Edge the lawn-up the driveway and along the sidewalks (both front and back) for a finished appearance.

Trim all shrubbery and remove low-lying tree limbs.

Fertilize your lawn to make your grass look lush and green.

Replace downed shutters, gutters, and downspouts. Remove debris from gutters and downspouts.

Paint any trim work that is blistering.

Plant flowers in the front yard.

Repaint or restain the front door to create a pleasant first impression.

Replace torn screens from windows and front and back doors.

Paint only the rooms that really look fingerpainted, worn or faded.

Have the wall-to-wall carpeting and/or draperies cleaned.

Fix any dripping faucets. Perhaps only a washer is needed.

Replace old caulking around the bathtubs. This can be done with one tube of new caulking and a putty knife.

Spray lubricant on all squeaking doors, windows, closets, and cabinets.

Place a solid deodorizer in each room and closet.

Store out-of-season clothes so the closets don't have a cluttered look.

Remove items from the floors on walk-in closets so that prospects can have easy access.

Stack all items in the garage and/or basement against the walls to show maximum floor space.

Vacuum the garage and/or basement floor and rafters.

If there are too many appliances on the kitchen counter, put some of them away to expose maximum counter space.

Pre-pack items that may clutter your home. Extra toys in your child's room and knick-knacks may actually make your rooms appear smaller.

Clean your home top to bottom. A professional cleaning service can do this for you. Charges are minimal when you consider how much more appealing your home will become.

Wash windows.

Clean fans and ventilating hoods.

Clean and polish floors.

Remove stains from toilets, tubs and sinks.