



Expedite ~

HOME PREPARATION CHECKLIST



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HOME PREPARATION: EXTERIOR

- Any clutter, ladders etc. stored against house, limbs, lawn tractors, hoses; everything goes
- Garden edges cut, gardens mulched, color planted, old woody shrubs removed
- Really dress things up by edging around trees in front and mulch
- Any bare or unsightly grass areas should be seeded or install sod
- Driveway, if asphalt, need clean, fresh sealer coat, if gravel, graded nicely
- Siding and trim free of all mildew, dirt and stains. Power wash if necessary
- Gutters clean, well attached, empty of trash, downspouts in good repair
- Paint, all trim around doors, windows, fascia, gables.
- Shutters should be clean and freshly painted
- Decks, porch floors, wooden and concrete steps clean and freshly stained
- Gates and fences and hardware should be in good working condition
- All windows washed, garage door washed
- All exterior light fixtures should be clean, free of tarnish, replaced if necessary

Home Depot is my home away from home. Most everything you need to get your home ready to sell can be found there.

NOTES/QUESTIONS: _____



You are marketing a product to potential buyers. Your home needs to sparkle, shine and be the best in its class. This may not guarantee you more money, but will definitely move your home to the top of buyer's preferred list.

HOME PREPARATION: INTERIOR GENERAL ALL ROOMS

- Professionally repair any drywall that has nicks, holes, dings and the like
- Caulk all areas where trim meets the walls this really cleans things up
- Remove wall paper, borders, decals from walls and ceilings
- Replace dated, tarnished or non-functioning light fixtures
- Paint each room a neutral color and use FLAT PAINT, Trim should be semi-gloss.
- Replace door knobs if tarnished or dull, all should match as well
- Replace dated, worn vinyl flooring
- Hardwood flooring if in poor condition should be refinished
- Check to make sure all windows and screens operate, lock etc.
- Replace carpet if it is stained or worn, professionally steam clean the rest
- Clean out any fireplaces, woodstoves and clean exterior surfaces/brick, etc.
- Repair any loose handrails, hardware throughout
- Replace switch plates and outlet covers if dirty
- Windows in every room should be washed
- Smoke detectors should be clean, working and have new batteries
- Furnace Filter's must be new
- Water softeners serviced recently and in good working condition
- Exterior of utility items cleaned (hot water heater, furnace, ac unit)
- A/C and heat vents and returns should be cleaned or replaced
- Sump pump and pit clean and working order

You cannot afford to miss this step of the Expedite selling process. Buyers notice everything and if for some reason they do not it's likely that their Home Inspector or Appraiser will.

NOTES/QUESTIONS: _____

KEY ROOMS AND SPECIAL CONSIDERATIONS IN HOME PREPARATION.

MASTER BATH

- Sump pump and pit clean and working order
- Mirrors good condition
- Tile in good condition
- Shower/ Tub free of stains, grout in good shape and faucets updated
- Toilet looks good, seat is new, hardware fresh

BATH TWO

- Mirrors good condition
- Tile in good condition
- Shower/ Tub free of stains, grout in good shape and faucets updated
- Toilet looks good, seat is new, hardware fresh
- Bath Three
- Mirrors good condition
- Tile in good condition
- Shower/ Tub free of stains, grout in good shape and faucets updated
- Toilet looks good, seat is new, hardware fresh

KITCHEN

- Appliances updated, clean and in good working condition
- All cupboards de-cluttered organized (buyers open everything)
- Counter tops are updated and in very good condition
- Sink and faucet are free of stains and in excellent working condition
- Cabinet hardware updated and in good working condition

NOTES/QUESTIONS: _____
