

## Expedite Home Selling Checklist

Before beginning the process of selling your home, it's essential you prepare yourself for the journey, know the numbers first. If the numbers work, start preparation to get it sold.

### Home preparation; Exterior

Ok      Improve

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

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: \_\_\_\_\_

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**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**

Ok      Improve

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

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: \_\_\_\_\_  
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## Key Rooms and special considerations in Home Preparation.

### Master Bath

Ok      Improve

- |   |                          |                          |
|---|--------------------------|--------------------------|
| Mirrors good condition  | <input type="checkbox"/> | <input type="checkbox"/> |
| Tile in good condition  | <input type="checkbox"/> | <input type="checkbox"/> |
| Shower/ Tub free of stains, grout in good shape and faucets updated | <input type="checkbox"/> | <input type="checkbox"/> |
| Toilet looks good, seat is new, hardware fresh                      | <input type="checkbox"/> | <input type="checkbox"/> |

### Bath Two

- |   |                          |                          |
|---|--------------------------|--------------------------|
| Mirrors good condition  | <input type="checkbox"/> | <input type="checkbox"/> |
| Tile in good condition  | <input type="checkbox"/> | <input type="checkbox"/> |
| Shower/ Tub free of stains, grout in good shape and faucets updated | <input type="checkbox"/> | <input type="checkbox"/> |
| Toilet looks good, seat is new, hardware fresh                      | <input type="checkbox"/> | <input type="checkbox"/> |

### Bath Three

- |   |                          |                          |
|---|--------------------------|--------------------------|
| Mirrors good condition  | <input type="checkbox"/> | <input type="checkbox"/> |
| Tile in good condition  | <input type="checkbox"/> | <input type="checkbox"/> |
| Shower/ Tub free of stains, grout in good shape and faucets updated | <input type="checkbox"/> | <input type="checkbox"/> |
| Toilet looks good, seat is new, hardware fresh                      | <input type="checkbox"/> | <input type="checkbox"/> |

### Kitchen

- |   |                          |                          |
|---|--------------------------|--------------------------|
| Appliances updated, clean and in good working condition               | <input type="checkbox"/> | <input type="checkbox"/> |
| All cupboards de-cluttered organized (buyers open everything)         | <input type="checkbox"/> | <input type="checkbox"/> |
| Counter tops are updated and in very good condition                   | <input type="checkbox"/> | <input type="checkbox"/> |
| Sink and faucet are free of stains and in excellent working condition | <input type="checkbox"/> | <input type="checkbox"/> |
| Cabinet hardware updated and in good working condition                | <input type="checkbox"/> | <input type="checkbox"/> |

Notes/questions: \_\_\_\_\_

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