

For Sellers: Checklist for Selling Your Home

First Impressions are the Most Lasting!

Maintaining the condition of your home is very important to impress buyers. Other people will also be closely examining your home such as Real Estate Agents, Appraisers and Inspectors.

This is an Interior and Exterior checklist to help identify areas of your home which may need work before you put it on the market.

Overall Home

- Clean out stored junk
- Have your home professionally sprayed for insects
- Park in garage at all times for potential drive-by buyers

Childproof your entire home in case potential buyers bring children into your home.

- Make sure kitchen is cleared of knives and other sharp objects
- Secure any tools in garage or work shed
- Place childproof covers on open outlets
- Do not have extension cords or cords where small children might pull
- Place household cleaners and yard products in high storage areas or in locked containers
- If you have a pool have it locked and key available

Overall

Walls and Ceilings

- Repair cracks, holes or damage to plaster or drywall
- Clean off fingerprints, smudges, grease and dirt
- Check condition of paint and wallpaper
 - Clean off fingerprints, smudges, grease and dirt
 - Paint with neutral color if necessary

Floors

- Check baseboards and moldings
- Check:
 - creaking boards
 - loose, missing or cracked tiles
 - carpet issues such as stains, over-stretching and hanging threads
- Check staircases for loose handrails or posts, worn tread, carpet and chipped paint

Rooms

Attic

- Check the chimney for signs of water
- Clear ventilation openings and clean if needed
- Check underside of roof for leaks, stains or dampness
- If attic has flooring, check for damage and repair

Garage

- Inspect doors and windows for any peeling paint
- Check condition of glazing around all windows
- Test door opener for smooth and quiet operation
- Oil hinges and other hardware on door

Interior

Windows and Doors

- Oil all windows and doors to ensure smooth operation
- Replace broken or cracked panes and missing or damaged screens for windows and doors
- Check glazing, weather stripping and caulking
- Check and repaint if necessary
- Clean all windows; interior and exterior
- Clean window sills, tracks, blinds, and valances
- Test doorbell or chimes
- Test burglar alarms

Basement

- Check for signs of dampness, cracked walls or damaged floors and ceilings
- Inspect structural beams
- Check pipes for leaks

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Rooms

Kitchen

- Organize cabinets, drawers, pantry and refrigerator
- Remove accumulation of grease or dust from surfaces
- Clean ventilation or exhaust fan on stove
- Clean built in microwave
- Clean and polish all appliances

Closets

- Organize and dust all shelving and hanging clothes
- Remove laundry
- Vacuum or repair flooring
- Arrange to appear as spacious as possible

Bathrooms

- Test operation of toilets and faucets
- Replace or repair any leaking faucets or shower heads
- Check tile joints, grouting and caulking
- Remove mold, mildew and hard water stains
- Polish fixtures

Systems

Electrical

- Check for exposed wiring and outlets
- Have professional electrician label circuit breakers
- Test and repair switches
- Test and repair ceiling fans

Plumbing

- Check for leaks inside and outside
- Check water pressure with multiple sources running
- Check and clear all slow running or clogged drains
- Check, clean and repair if needed garbage disposal

Heating and Cooling

- Change all air conditioning filters
- Have all systems serviced
- Check water heater and repair if needed
- Clear and clean areas around heating and cooling equipment

Exterior

Driveway

- Power wash surface to remove grease or stains
- Remove grass or weeds from driveway seams
- Repair concrete or blacktop if needed

Exterior Walls

- Check masonry walls for cracks and damage
- Check for painting issues and repair if needed
- Replace loose or missing caulk

Yard

- Mow lawn, re-seed/re-rock or sod if necessary
- Trim hedges, prune trees shrubs re-mulch flower beds if needed
- Ensure watering times are correct, adjust sprinklers which spray onto walkways

Plumbing

- Check walls, steps, retaining walls, walkways and patios for cracks, heaving or crumbling
- If under foundation warranty, have home inspected

Roof and Gutters

- Inspect flashing around roof stacks, vents, skylights and chimneys
- Clear obstructions from vents, louvers, and chimneys
- Check fascias and soffits for decay