

Getting Your Home Ready to Sell



It is important to get and maintain your property in the finest possible condition to impress buyers, agents, appraisers, and inspectors. Use this handy Interior and Exterior checklist to identify areas of your home which need work before you put it on the market.

Attic

- Check underside of roof for leaks, stains, or dampness
- Look around chimney for condensation or signs of water
- Clean and clear ventilation openings if necessary
- Clean out stored junk
- Have it professionally sprayed for insects

Walls and Ceilings

- Check condition of paint and wallpaper
- Repair cracks, holes, or damage to plaster or drywall
- Clean off fingerprints, smudges, grease, and dirt
- Put on a couple coats of a neutral colored paint if necessary

Windows and Doors

- Check for smooth operation
- Replace broken or cracked panes
- Repair glazing
- Check condition of weather stripping and caulking
- Examine paint
- Test doorbell or chimes
- Test burglar alarms
- Clean windows to let in as much light as possible; clean window sills, tracks, blinds, and valances
- Eliminate squeaking and creaking

Floors

- Inspect for creaking boards, loose, missing, or cracked tiles and worn areas
- Check baseboards and moldings
- Test the staircases for loose handrails or posts, worn tread, carpet, and creaks
- Correct any issues with carpet including stains, overstretching and hanging threads

Bathrooms

- Check tile joints, grouting, and caulking
- Remove mildew and mold
- Repair leaking faucets and shower heads
- Check the condition of painted or wallpapered walls
- Test operation of toilet and faucets
- Ensure chrome sparkles and all fixtures look as new as possible

Kitchen

- Clean and polish all appliances
- Clean ventilator or exhaust fan on stove
- Remove accumulation of grease or dust from tiles, walls, floors
- Organize cabinets and refrigerator
- Remove dangerous items such as knives which may be at a child's height on center island or counters

Getting Your Home Ready to Sell

Basement

- Remove clutter, organize items neatly and get things off the floor if possible
- Check for signs of dampness, cracked walls or damaged floors and ceilings
- Inspect structural beams
- Check pipes for leaks
- Have it professionally sprayed for insects

Electrical System

- Check exposed wiring and outlets for signs of wear or damage
- Repair and test switches and outlets
- Have a professional electrician label each switch in the circuit breaker box

Plumbing System

- Check water pressure when faucets in bathroom(s) and kitchen are turned on
- Look for leaks at faucets, sink traps, and valves
- Clear slow-running or clogged drains

Heating and Cooling Systems

- Change or clean furnace and air conditioning filters
- Have equipment serviced if needed
- Clear and clean areas around heating and cooling equipment

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 and peeling paint
- Inspect chimney for any loose or missing mortar

Exterior Walls

- Check masonry walls for cracks and damage
- Replace loose or missing caulk
- Repair drywall cracks and chips

Driveway

- Repair concrete or blacktop if necessary
- Clean grease or stains
- Remove grass or weeds growing from driveway seams
- Park in the garage if possible, leaving a clear driveway at all times

Garage

- Lubricate hinges and other hardware on your garage door
- Inspect doors and windows for any peeling paint
- Check condition of glazing around all windows
- Test electrical outlets
- Test garage door opener for smooth and quiet operation
- Clean and organize garage storage areas
- Remove dangerous tools from levels a child may reach
- Have the area professionally sprayed for insects

Foundation

- Check walls, steps, retaining walls, walkways, and patios for cracks, heaving, or crumbling

Yard

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