

Throughout the House

Preliminary Work

To Do
Done

- 90. Repair any house foundation cracks
- 91. Clean all windows, including those in the garage
- 92. Replace any cracked or broken window glass
- 93. Repair any wood issues or wood rot
- 94. Check window screens. Replace any that are bent or bulging or torn
- 95. Repair and/or replace caulking and weather-stripping around windows and doors
- 96. Storm windows are available and clean
- 97. Exterior doors lock properly. Easy to open and shut
- 98. Oil any squeaky door hinges
- 99. Doorbells are working properly
- 100. All doors and walls are free of fingerprints
- 101. Illuminate dark corners with brighter light bulbs
- 102. Repair any noisy pipes
- 103. Repair any squeaky floorboards
- 104. Repair any cracks in floorboards or floor tiles
- 105. Replace loose floorboards or floor tiles
- 106. Repair any woodwork (door frames, baseboards, chair rails, etc.) if chipped or dented
- 107. Give woodwork a fresh coat of paint/stain, if necessary
- 108. Smoke & carbon dioxide detectors are operating
- 109. Fire extinguishers are in proper locations
- 110. All electrical outlets are functioning properly. Try not to have extension cords running around
- 111. All electrical switches are working (if unsure of an unworking switch, replace it with a blank cover)
- 112. All electrical switches have plate covers
- 113. All wall plates are free of fingerprints
- 114. Electrical wiring is up to safety standards
- 115. Central Vac is functioning properly and the collection bin is cleaned out
- 116. Home insulation is up to standards
- 117. Fumigate house, if bothered by pests or rodents
- 118. Eliminate unpleasant odors... cooking, pets, cigarette smoke, damp, musty odors

Finishing Touches – Staging – Icing on the cake!

- 119. A home security system
- 120. House at a comfortable temperature
- 121. Soft music playing
- 122. The aroma of coffee brewing, or something baking in the oven
- 123. All interior doors wide open to create a sense of spaciousness
- 124. Curtains open (makes rms appear larger & brighter) – keep closed if view is less than appealing
- 125. Interior lights on to create a warm ambiance
- 126. No pets or children racing through the house during showings
- 127. An unobstructed “walking path” through the house, buyers shouldn’t have to maneuver around too many pieces of furniture
- 128. A planned spot for the buyers and agent to sit and discuss the house – possibly the kitchen – with tea, coffee and a tray with cups and saucers, cream and sugar, and cookies ready on the counter. (leave a note telling them to help themselves or they may be unsure that they are supposed to.)
- 129. A printed sheet for buyers describing what you enjoy most about living in your home

Personal List of Additional Items Not Mentioned Above

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____