

Preparing Your Home for Showings

The impact, positive or negative, of first impressions and general home maintenance can not be overestimated. A small investment of time and effort can provide your home with a great advantage when your home is shown to prospective purchasers. Here are some suggestions for preparing your home for showings.

General

- House exterior in good repair
- House number easy to see and read
- Eavestroughs, downspouts and soffits painted (if not aluminum) and in good repair
- Garage clean and tidy
- Litter-free yards
- Cracked or broken window panes replaced
- Walks swept
- Deck cleared of clutter

Summer

- Lawns cut and raked
- Hedges and shrubs trimmed
- Gardens weeded and edged

Fall

- Leaves raked and removed

Winter

- Snow and ice cleared from walks and driveway
- Sidewalks or salted

At the Front Door

- Doorbell works
- Door hardware in good repair
- Porch and foyer clean and tidy
- Boot tray inside front door
- Fresh air in house

Interior Maintenance

- Cracked plaster repaired
- Chipped paint touched up
- Door knobs and cupboard latches tight
- Furnace wiped down and cleaned
- Burned out light bulbs replaced
- Squeaky doors oiled

Bathroom

- Mirrors, fixtures and taps cleaned and polished
- Leaky taps and toilets repaired
- Seals around tubs and basins in good repair
- Floors cleaned, garbage containers emptied
- Inside of cupboards and cabinets clean and neat
- Towels clean and matching
- Clutter put away

Kitchen

- Sinks and taps clean and polished
- Appliances cleaned
- Countertops clear and polished
- Inside of cupboards and cabinets clean and neat
- Small appliances put away

Creating a 'Buying' Atmosphere

- All lights turned on
- Air conditioner turned on in warm weather
- Fireplace lit in cooler weather
- Closets neat and tidy
- Halls and stairs cleared of clutter
- Drapes opened during daylight
- Background music playing quietly
- Carpets freshly vacuumed
- Fresh flowers strategically placed
- Pets contained or absent

Put jewelry and all valuables in a safe, preferably locked, place out of sight & reach.