



This Selling Checklist includes key items that could significantly increase your selling price and make for a faster home sale:

Curb Appeal	
	Keep your front entrance well-maintained
	Repaint your front door
	Repaint or replace door hardware
	Repaint or replace house numbers to make them easy to use
	Repaint the mailbox
	Do a little landscaping
	Garden beds need to be well defined and freshly mulched
	Keep the lawn edged, cut and watered regularly
	Trim hedges, weed lawns and flowerbeds, and prune trees
	Add a few showy annuals, perhaps in pots, near the front entrance
	Take care of other exterior features
	Check the foundation, steps, walkways, walls and patios for cracks and crumbling
	Inspect doors and windows for peeling paint; keep the windows clean and free of spider webs and vines
	Clean, align and secure the gutters
	Inspect and clean the chimney
	Keep shutters in good condition, freshly painted and hung straight
	Repair or replace loose or damaged roof shingles
	Repair or repaint loose siding and caulking
	Keep the garage door closed
Walk into Something Wonderful	
	Give every room in the house a thorough cleaning. Wash the windows inside and out, clean the carpets and wash the walls
	If the walls and carpet are especially dingy or brightly colored, repaint or re-carpet with a neutral shade, such as off-white or beige
	Get rid of the clutter and make your house appear bigger and brighter
	Rent a storage unit
	Have a garage sale
	Donate your excess 'stuff' to charity
	Repair cracks, holes or damage to plaster, wallboard, wallpaper, paint and tiles
	Replace broken or cracked windowpanes, moldings and other woodwork
	Inspect and repair the plumbing, heating, cooling and alarm systems
	Repair dripping faucets and showerheads
	Re-caulk bathroom shower or tub if necessary
	Spruce up a kitchen or bathroom with new cabinet knobs, curtains and towels
	Repair anything that could be construed as dry rot
	Repair a leaking roof or wet basement
	Make sure every electrical outlet and light switch is in working order
	Replace all light bulbs with the maximum wattage bulb permissible – light sells