

General Home Prep and Showing Tips for Sellers

- Light and bright... make sure all the light fixtures have bulbs at highest recommended wattage, soft white LED's are great for this.
- Remove everything from the refrigerator doors.
- Pack, pack, pack and store outside of the house, or second option would be to store in the garage or a corner of the basement. This just gives you a head start on moving! Generally speaking, edit each room 50-75% to just the basics.
- Bathroom counters should be cleared of ALL of your everyday toiletries and tucked away for pictures and showings if possible.
- Throughout the house, you will need to pack up family photos, religious, and political items in order to appeal to the largest pool of buyers... sorry, but it's only temporary!
- Closets should all be organized and show spaciouly, so not more than 50% full.
- Remove or tuck away all signs of pets (toys, dishes, crates) for photos/showings.
- Weed flower beds and trim trees and shrubs for a manicured appearance. Lawn ornaments should be removed. It's always nice to put a pot with some flowers adjacent to the front door and put a fresh doormat out.
- Add mulch to flower beds, sweep and/or power-wash all walkways, decks, and driveways. This is particularly important if there is moss present.
- Make sure you have appropriate smoke detectors/CO detectors and straps on the water heater for inspections.
- Have roof and gutters cleaned if needed.
- Remember to turn on all lights, even lamps, open drapes for showings.
- Keep temperature between 68 and 72 degrees.
- Keep all blinds and curtains open for showings.



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