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A Tech-Savvy Realtor

Before You Hang That "For Sale" Sign...

Optimize your sales price by making your home shine. This checklist* is full of great suggestions for getting your home in tip-top shape.

First Impressions Are Lasting

- Trim and edge your lawn weekly.
- Touch up trim around front porch, add potted flowers, sweep/hose off porch regularly.
- Clean yard completely of all tools, toys, bikes, etc.
- Clean and repair all screens on doors & windows.
- Keep hoses and sprinklers neatly stored.
- Clean gutters and downspouts.
- Arrange attractive lawn furniture to sell outdoor living potential.

Grooming The House

- Clean and/or paint woodwork and walls; choose contemporary colors found in new homes selling today to appeal to today's buyers.
- Polish cabinets and woodwork, touch up dents and scratches.
- Clean all windows so they sparkle.
- Arrange furniture for aesthetics and spaciousness.
- Repair/replace wallpaper.
- Finish remodeling projects in progress and put tools away.
- Polish silver, brass, copper until it gleams.
- Sort, throw out, have a garage sale first. Look through every closet and cabinet. Spacious looking storage is important to a buyer.

Let The Light Shine In

- Check your draperies to be sure they work and are hung correctly.
- Leave draperies open when possible.
- Keep window shades at same height.
- Have working light bulbs in all fixtures.
- Clean and Polish all light fixtures and switch plates.
- Clean all ceiling fans and be sure they are oiled and in working order.
- Use mirrors to maximize the feeling of light and size in a room.

Easy Fix-Ups

- Remove mildew.
- Repair leaky faucets.
- Check plumbing under sinks and repair small leaks.
- Check shower head for sediment.
- Replace broken glass in windows
- Open and close all windows & recaulk if necessary.
- Check doors to make sure they all work properly,

- repair if necessary.
- Repair toilets.
- Test door bell, chimes, burglar and smoke alarms.
- Label each circuit or fuse at circuit breaker.
- Change or clean furnace and air conditioning filters.
- Have equipment serviced if needed.
- Repair kitchen appliances: refrigerators, stove, microwave, trash compactor, dishwasher.
- Caulk and weatherstrip around doors and windows.

Helpful Information For a Prospective Buyer

- A copy of your utility bills for the last year.
- Copies of guarantees and warranties on major appliances and heating and cooling systems.
- Receipts from any major repairs.
- List of improvements made within the past 5 years.
- List of amenities which are not visible (special interiors, unusual wirings, attic storage, insulation).
- Information about neighbors and information on why you enjoyed living in your present home.

*Source: *Texas A & M Extension Service, The Texas A & M University System.*

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