

SELLING YOUR HOME CHECKLIST

When selling your home you will need to look at it with a buyer's eye. This might be difficult as you may have lived here for years and have many cherished family memories, but if you want to ensure you get the most possible for your home, some improvements may need to be made. You want people to see the possibilities, make them comfortable, and make them want to stay. **This list has been created for you to use as a *guideline* when getting your house ready for sale, it is not meant to overwhelm but rather offer suggestions to help you get more for your home.**

Now is the time to get rid of any clutter that may have been accumulated over the years. Nanaimo has many places where you can donate and recycle any items you may be hanging onto "just in case". You could also consider holding a garage sale.

Go from room to room with a notepad and write down anything that may need fixing. A list keeps you focussed and on track. Do this outside your home as well. Survey your yard, fences, etc. and make notes.

Also, while your home is on the market ensure you keep up on housekeeping, yard care and maintenance work.

INSIDE YOUR HOME

Thoroughly clean your entire home

Floor Coverings

- Clean carpeting, tile, linoleum, hardwood, etc.
- Remove any dirt or stains
- Clean area rugs and ensure they are stain-free

Walls and Ceilings

- Wash walls to remove dirt, fingerprints and stains
- Dust tops of walls around ceilings to remove cobwebs
- Repair holes, cracks, chips, and water damage
- Re-paint if needed using neutral and light colours. Now is not the time to add bright wall colouring or wallpaper

Doors

- Remove dirt, fingerprints and stains
- Doors open and close easily without squeaks or difficulty – latches and handles work properly
- Weather strip is in good repair on outside doors and threshold is clean

Windows

- Glass is sparkling clean and chip/crack free
- Windows open and close easily



- Window locks are secure and work properly
- Dirt and mold removed from frames and sills
- Screens are clean and without holes

Window Coverings

- Curtains are clean and hang nicely
- Blinds are cleaned of all dirt and dust
- Curtains and blinds open and close easily

Lighting

- Bulbs are all working and are proper wattage
- No fingerprints on switches and all are in good condition
- Dust all light fixtures and ensure they are sparkling (including lamps/floorlamps)

Entryways and Hallways

- Clean and free of all clutter, welcoming

Closets and Storage Areas

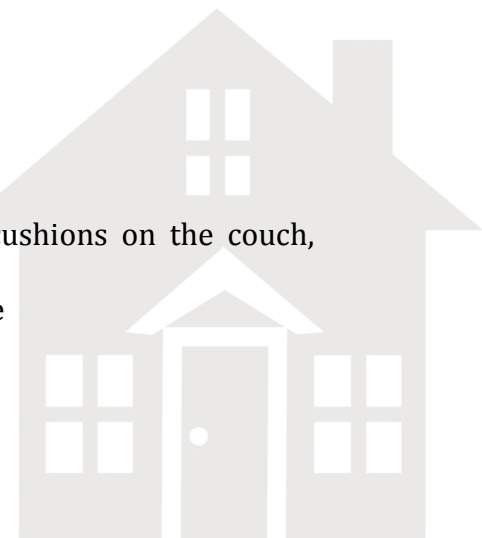
- Clean and well organized
- Excess clutter removed
- Hang clothes neatly in closet – if necessary, store some away so closets are not jammed full. Consider under-bed storage boxes if short on space
- Neatly store shoes

Kitchen

- Every surface is sparkling clean
- Countertops are organized and clean – get rid of clutter
- Inside cupboards and drawers are clean and tidy (no crumbs)
- No fingerprints on cupboard doors
- Refrigerator is spotless inside and out. Well organized inside with no spoiled food. Make sure it smells good! Fridge light works
- Freezer is clean and organized with no frost – light works
- Stovetop, oven, oven racks, bottom drawer clean
- Exhaust fan clean and working (including light)
- Sink sparkling and faucets are leak free and working properly
- Microwave clean inside and out
- Garbage disposal is in good working condition and smells good
- Pantry is clean and organized
- Dishwasher is clean and stain-free (run it empty)
- Clean and nice looking dish towel and rag

Living Room, Dining Room, Bedrooms, Family Room, and Office

- Vacuum thoroughly (in corners and along baseboard, under cushions on the couch, under the couches and furniture)
- Remove any excess (including furniture) for roomier atmosphere
- Furniture is clean and in good repair
- Dust and polish surfaces



- Neat and organized bookshelves
- Store children's games and toys neatly
- Beds are made nicely
- Remove and store fragile items
- Valuables removed and locked away
- Open window coverings to show views and let in sunlight
- Paintings, pictures and mirrors are clean and in good repair
- Fireplace is clean and logs/kindling are stacked neatly

Bathrooms

- Surfaces are clean and clutter free
- Sink is spotlessly clean and the faucets work properly
- Consider updating knobs on cabinets if out-dated
- Cabinet drawers are clean and organized (people will look)
- Tub and shower surfaces are clean. Consider re-caulking if moldy and stained
- Clean towels and face cloths. Ensure they are in good repair
- Shower curtain is clean and in good repair
- Toilet is clean and working properly (including seat)
- Closets organized and clutter-free
- Medicine cabinet is clean with personal items removed

Basement, Furnace Room, Garage, Attic, Crawlspace

- Clean and well-organized
- Clutter removed
- Items stored and stacked neatly
- Thoroughly vacuum and dust everything and ensure there are no cobwebs or bugs

Pet Areas

- Clean, organized, and odour-free

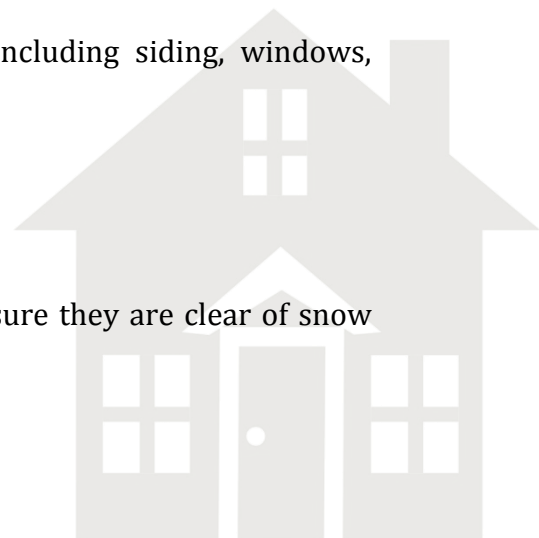
Miscellaneous

- If you are a smoker, it is best to smoke outside and ensure ashtrays are clean and out of sight

EXTERIOR OF YOUR HOME

Structures

- Exterior surfaces look clean and are in good condition including siding, windows, screens, trim, house numbers, mailbox, etc.
- Front-door is clean and inviting
- Eaves troughs and downspouts are clean and in good repair
- Gates open and close properly
- Fences are in good repair and look good
- Deck clean and in good repair (including patio furniture)
- Driveway and sidewalks are clean and in good repair – ensure they are clear of snow and ice if applicable



Lawns and Gardens

- Lawn mowed and edged
- Repair large bare spots on lawn
- Remove weeds, leaves and debris from lawn
- Remove weeds and debris from flower beds – replace any dead plants or remove
- Prune trees and hedges – get rid of dead limbs

Miscellaneous

- Clean and attractive door mat
- Porch lights clean and working
- Lawn furniture clean, tidy and in good repair
- Store lawn equipment, children's toys, bicycles, etc. neatly out of way
- Stack firewood in a tidy manner
- Ensure yard is free of dog 'deposits'
- Remove/recycle scrap metals, bricks, etc.
- Get rid of flammables such as paint, propane, and gasoline if necessary

A good resource for getting clean and organized (so my wife tells me) is Flylady.net



JOEL BRITTAIN, REALTOR®

'Results you can count on'

jbrittain@460realty.com

202 - 1551 Estevan Road
Nanaimo, BC V9S 3Y3
Ph 250.591.4601
Toll-Free 855.278.5924
Fax 250.591.4602

