

Home Seller's Checklist

Make Your Home Look Great and Sell Faster

Thank you for Listing your home with **Platinum Service Realty**. Your confidence is sincerely appreciated.

Let's face it ... most people don't live in their homes the way they look when they are offered for sale! While not all of these tips will apply to you, the goal is to make your home as appealing as possible to the broadest number of Target Buyers. The closer we can get your home to the "ideal", the better our chances of **selling your home quickly at the highest possible price**.

Exterior Items	Landscaping	
<ul style="list-style-type: none"> <input type="checkbox"/> Repair Siding, Shutters, as Needed <input type="checkbox"/> Replace Missing Shingles, as Needed <input type="checkbox"/> Repair Gutters, as Needed <input type="checkbox"/> Repaint Exterior or Just the Trim, if Needed <input type="checkbox"/> Wash the Exterior, Shutters and Driveway <input type="checkbox"/> Clean the Gutters <input type="checkbox"/> Clean Windows, and Scrape Paint Spatters <input type="checkbox"/> Seal Cracks in the Driveway <input type="checkbox"/> Remove Storm Door <input type="checkbox"/> Repaint Front Door <input type="checkbox"/> Sweep the Front Porch <input type="checkbox"/> Hang Simple Grapevine Wreath on Front Door <input type="checkbox"/> Repair Fencing, as needed <input type="checkbox"/> Install New Mailbox and Post <input type="checkbox"/> Remove Children's Toy's, Bikes, etc <input type="checkbox"/> Keep Newspapers, Flyers Picked Up 	<ul style="list-style-type: none"> <input type="checkbox"/> Trim all Hedges and Shrubs <input type="checkbox"/> Add Mulch to Flowerbeds and Shrubs <input type="checkbox"/> Plant Flowers or Add Pots of Bright Flowers <input type="checkbox"/> Fertilize the Lawn to Improve Color <input type="checkbox"/> Edge the Lawn, Driveway <input type="checkbox"/> Clear Leaves, Branches etc. from Lawn <input type="checkbox"/> Keep the Lawn Mowed <input type="checkbox"/> Remove any Rusted Items such as Swing Sets, Sports Equipment, Lawn Furniture, or Grills <input type="checkbox"/> Remove any Dead Shrubs or Flowers <input type="checkbox"/> Store Garbage Cans Out of Sight <input type="checkbox"/> Provide Fact Sheet on Swimming Pool, Show Cost & Time Involved in Upkeep to Minimize Concerns <input type="checkbox"/> Clean Pool, as Needed 	
Maximize Your Space	Entry & Living Areas	
<ul style="list-style-type: none"> <input type="checkbox"/> Paint Rooms LIGHT Neutral Colors <input type="checkbox"/> Remove Small Pictures From the Walls <input type="checkbox"/> Remove Unnecessary Furniture <input type="checkbox"/> Position Furniture to Maximize Floor Space <input type="checkbox"/> Remove Drapes (Leave Blinds) <input type="checkbox"/> Closets No More than Half Full <input type="checkbox"/> Clean Out Basement <input type="checkbox"/> Clean Out Garage <input type="checkbox"/> Clean Out Attic <input type="checkbox"/> Store Extra Items Offsite <input type="checkbox"/> Remove Items From Countertops <input type="checkbox"/> Install Higher Wattage Light bulbs <input type="checkbox"/> Remove Extra Leaf from Dining Tables <input type="checkbox"/> Keep Minimum Amount of Toys Out <input type="checkbox"/> Check Walk Flow to Allow Easy Open Flow 	<ul style="list-style-type: none"> <input type="checkbox"/> Create Distinct Entry Divider, Plants, etc. <input type="checkbox"/> Add New Floor mat <input type="checkbox"/> Remove any Cobwebs <input type="checkbox"/> Replace Worn Carpeting Thru-out (Neutral) <input type="checkbox"/> Eliminate Odors – Pets, Kitchen, Basement <input type="checkbox"/> Eliminate Floor Squeaks 	
	Pets	
<th data-bbox="131 1650 808 1692">Personal Items</th> <td data-bbox="815 1407 1468 1879"> <p>It is Recommended that Pets Not be Home During Showings. If this is not possible, the next best thing is to have them in an enclosed pen or cage. Many People are Fearful of Animals, even Small Ones. Ideally if You are Able to Take the Pets Out, Remember to Pick up any Food Dishes, etc.</p> </td>	Personal Items	<p>It is Recommended that Pets Not be Home During Showings. If this is not possible, the next best thing is to have them in an enclosed pen or cage. Many People are Fearful of Animals, even Small Ones. Ideally if You are Able to Take the Pets Out, Remember to Pick up any Food Dishes, etc.</p>
<ul style="list-style-type: none"> <input type="checkbox"/> Store Collectibles (Figurines & Fragile Items) <input type="checkbox"/> Store any Political, Religious Mementos as well as any Sports Awards <input type="checkbox"/> Remove Family Photos <input type="checkbox"/> Remove Animal Fur Rugs <input type="checkbox"/> Store Valuables 	Dining Room	
	<ul style="list-style-type: none"> <input type="checkbox"/> If Tablecloth is used – Use a New White One <input type="checkbox"/> Use a Centerpiece on the Table <input type="checkbox"/> Place Fresh-Cut Flowers in a Vase on Table <input type="checkbox"/> Clean Chandelier Bulbs and Globes 	

Kitchen	All Bedrooms
<ul style="list-style-type: none"> <input type="checkbox"/> Clean from Top to Bottom Include Inside of Oven, Refrigerator <input type="checkbox"/> Clean Inside of Dishwasher by Running it with the Soap Dispenser Filled with Country Time Lemonade Mix (citric acid works well) <input type="checkbox"/> Clean Out Drawers to Maximize Space <input type="checkbox"/> If Cabinets are Dated Consider Painting and Replacing Hardware <input type="checkbox"/> Paint the Kitchen a Neutral Color <input type="checkbox"/> Remove Refrigerator Magnets and Hangings <input type="checkbox"/> Store Most Small Appliances <input type="checkbox"/> Store Most Countertop Items <input type="checkbox"/> Consider Replacing Dated Appliances <input type="checkbox"/> Remove Window Treatments <input type="checkbox"/> Add Under Cabinet Lights <input type="checkbox"/> Remove any Pet Items from Kitchen Area <input type="checkbox"/> If Laundry Adjoins, Make Sure it's Sparkling 	<ul style="list-style-type: none"> <input type="checkbox"/> Remove Wallpaper, Paint Neutral Color <input type="checkbox"/> Remove any Bulky Furniture <input type="checkbox"/> Keep Headboards Clear and Free of Clutter <input type="checkbox"/> Use a New Bedspread <input type="checkbox"/> Clean out Closets <input type="checkbox"/> Install Closet Organizer to Maximize Space <input type="checkbox"/> Organize Shoes on Shoe Rack <input type="checkbox"/> Make the Beds Daily <input type="checkbox"/> Be Sure Children's Toys are Put Away <input type="checkbox"/> Store Valuables Out of Sight
	Basement & Garage
	<ul style="list-style-type: none"> <input type="checkbox"/> Move Extra Boxes and Items to Storage <input type="checkbox"/> Organize Remaining Items Along Walls <input type="checkbox"/> Clean Basement Windows <input type="checkbox"/> Wipe Down Furnace and Water Heater <input type="checkbox"/> Remove Stains from Floors
Bathrooms	Home Inspections
<ul style="list-style-type: none"> <input type="checkbox"/> Repair Loose or Cracked Tiles <input type="checkbox"/> Clean Tile and Grout <input type="checkbox"/> Remove Stains from Sink, Tubs or Replace <input type="checkbox"/> Repair Leaky Faucets <input type="checkbox"/> Polish Chrome Fixtures <input type="checkbox"/> Install New Solid Color Shower Curtain <input type="checkbox"/> Store Personal Hygiene Items <input type="checkbox"/> Replace Toilet Seat if Cracked <input type="checkbox"/> Repair Exhaust Fan, as Needed <input type="checkbox"/> Install GFCI Outlet, if None Present <input type="checkbox"/> Use Decorative Holder for Reading Material <input type="checkbox"/> Strategically Place Decorative Towels 	<p>Consider Having Your Home Pre-Inspected. It is Almost Always Less Expensive to Find and Fix Repairs Upfront Versus Waiting for a Buyer to Request Repairs.</p> <p>In Addition, if The Buyer Finds it First, It May Cost You The Sale.</p>