

# Home Prep Checklist

## 6 Months Out

- Start the decluttering process - over the next few months donate or sell items that you do not want or need anymore. If they are still in boxes from the last move than this may be a good time to donate them for good.

This is the biggest step in the process and may take the most time. Get several clear tubs, this way you can store items but still have access and know what's inside if you need them prior to closing.

## 5 Months Out

- Touch up grout around bathroom and kitchen fixtures
- Make sure all fixtures are in working order
- Fix any broken blinds or window treatments
- Vacuum around ceiling and wall vents for dust
- Clean around the interior air handler. Bleach and water will kill any mold.

## 4 Months Out

- Start using up items in your pantry. There are 2 closets that every buyer opens when home searching. First is the pantry - this is important to show that there is plenty of storage for all of their pantry items. Ideally there will be *nothing* on floor. Items on the floor suggest to a buyer that there's not enough shelf space. You want your pantry to look like a grocery store - organized by groups with all labels facing out.
- Master Closet - This is the second closet that every buyer looks at to see if there's enough space. Take the amount of items in your closet and reduce by half. Organize clothes from white to black (rainbow in between) from the door to the back. Lightest clothes up front, all facing the same way. Again try to get all items off the floor. Free up the space you see when you open the door.
- Spray for weeds if any and continue this process through closing.

## 2 Months Out

- You should have about 60% of your items packed up at this point. Less is more when you put your house on the market. Over the next 2 months you should have about 75% of your little items packed up.

## 1 Month Out

- Pressure wash the outside soffits, fences, sidewalks and driveway
- Re-sod any bare patches of grass
- Trim trees
- Get carpets and grout in tile cleaned
- Make sure all light bulbs are working - - Daylight - very light and bright
- replace any fixture items that you are planning on taking with you (see personal property vs fixtures addendum)
- Magic Erase any scuffs on the walls and baseboards
- Touch up paint on walls and baseboards or repaint if needed. **Natural Linen by Sherwin Williams** is a neutral safe choice and will go with all color palettes
- Pack away all personal pictures, certificates, or items that are specific to you and your family.
- Deep clean - including wiping down all cabinets, refrigerator, inside and outside of windows.

## Staging Consultation

At the 1 month out date we will bring our professional staging consultant out to give you tips and ideas on any remaining items to take care of. We will also discuss furniture and additional decor if needed to help make your house look like a model home.

