



## **Listing Advice from Marc Takacs**

### **General – All Rooms**

- ❑ Plug-in air fresheners help show the home
- ❑ Cat Boxes and pet areas need to be clean and free of smells
- ❑ When someone is coming to view the home, turn all lights on
- ❑ Make sure any burned out bulbs are replaced and monitor
- ❑ Clean, organize and un-clutter all closets
- ❑ Furniture should be arranged or removed so visitors can move easily through your home
- ❑ Clean and dust all ceiling fans and HVAC vents
- ❑ Make sure front door opens easily and the lock is in good service. Spray door mechanism with a spray lubricant
- ❑ Clean and dust all light fixtures
- ❑ Complete any unfinished home projects
- ❑ Any wall, ceiling, carpet stains should be addressed
- ❑ Keep your home dusted and vacuumed
- ❑ Observe baseboards and clean/dust where needed
- ❑ Consider making utility bills available
- ❑ Remove any objectionable art, signs, etc.
- ❑ Consider if any walls, etc need spot painting or converting to a neutral color

### **Kitchen**

- ❑ Kitchen counters should be cleaned and items such as appliances removed to show the counters
- ❑ Keep garbage cans empty and monitor odors
- ❑ Remove all magnets, pictures, etc from refrigerator
- ❑ Remove all items from top of refrigerator and then clean it. Tall people can see up there !
- ❑ Organize and un-clutter pantries and cabinets

## **Baths**

- ❑ Organize and un-clutter drawers and linen closet
- ❑ All surfaces should be clean, including sinks, toilets, tubs and showers
- ❑ Remove items from any ledges or counter-tops
- ❑ Pay special attention to corners and to any mildew
- ❑ Check for cracked tiles and grout and repair accordingly

## **Exterior**

- ❑ Consider if exterior needs spot painting or converting to a neutral color
- ❑ Replace any rotted wood, particularly at bottom of door frames and a corner soffits
- ❑ Keep grass cut and leaves raked
- ❑ Remove diseased or dead plants
- ❑ Prune back over grown shrubs
- ❑ Consider cleaning driveway and/or roof