

Fixing Up the Interior of Your House for Sale!

Plumbing and Fixtures

All your sink fixtures should look shiny and new. If this cannot be accomplished by cleaning, buy new ones. There's no need to buy fancy fixtures; you can invest in simple and inexpensive designs that are fairly easy to install as well. Check to make sure all the hot and cold water knobs are not too tight and are easy to turn. Also, make sure none of the faucets throughout the house leak. If they do, replace the washers. This is not difficult to do. Visit your local hardware store and ask someone to help you pick the right size. You may want to take in the old washers to ensure you get the correct size. Check to make sure you have good water pressure and that there are no stains on any of the porcelain finishes. If you have a difficult stain to remove, hire a cleaning crew to go through and clean your home on a one-time basis. They know of special tricks to make stains magically disappear.

Ceilings, Walls and Painting

Check all the ceilings for water stains. Paint over any old water stains making sure you use the same shade of paint!

Painting can be the best investment when selling your home. It is not a very expensive operation and often you can do it yourself. Do not choose colors based on your own preferences, but based on what would appeal to the widest possible number of buyers. Your best bet is to choose an off-white color because it will help your room appear bright and spacious.

Carpet and Flooring

Unless your carpet appears old and worn or is definitely an outdated style or color, simply hire a good carpet cleaner. If you do choose to replace it, do so with something inexpensive in a fairly neutral color. Repair or replace broken floor tiles, but do not spend a lot of money doing so. Remember, you are not fixing up the place for yourself. You will soon be moving and your goal is to simply have as few negative impressions upon those viewing your home.

Windows and Doors

Check all of your windows to make sure they open and close easily. A little WD-40 works wonders! Make sure there are no cracked or broken

windowpanes. If so, replace them before you begin showing your home. Check all of your doors and make sure they open and close properly without creaking. Be sure the doorknobs turn easily and that they are cleaned and polished. As buyers go from room to room, the last thing you want is for your house to sound like a 'haunted house' with creaks and moans! You want them to focus on how bright, airy, and warm it looks and feels.

Odor Control

For those who smoke, you might want to minimize smoking indoors while trying to sell your home. You can also purchase an ozone spray that helps to remove odors without creating a masking odor.

Pets of all kinds create odors that you may have become used to, but are immediately noticeable to those with more finely tuned olfactory senses. For those with cats, be sure to empty kitty litter boxes daily and invest in an air filter or two. There are also products that you can sprinkle in a layer below the kitty litter that helps to control odor. Keep the dog outdoors as much as possible!