

101 energized Tips

To Make Your Home Sale Ready

1. Make your home look organized -- even if you aren't.
2. Remove excess furniture throughout your home.
3. Hang mirrors to widen a narrow room.
4. Remove half the contents of your closets to show buyers there's plenty of room.
5. Add light inside closets to make them look bigger.
6. Take everything off closet floor.
7. Color coordinate and organize clothing in closets.
8. Make your master bedroom look and feel like a private retreat.
9. Buy new bedding in neutral tones to dress up bedrooms.
10. Showcase bedrooms as bedrooms.
11. Change outdated wallpaper or bold paint colors to neutral tones.
12. Keep bathrooms sparkling clean.
13. Make your master bathtub so appealing that buyers will envision themselves taking a soothing bath in it.
14. Make bathrooms look like ones in a luxury hotel.
15. Get rid of all evidence that you've ever been in your bathroom.
16. Display new luxurious towels while your home is being shown to buyers.
17. Keep toilet lids closed and toilet paper on the roll.
18. Know which improvements pay for themselves before you make costly investments.
19. Have your home professionally inspected before you put it on the market.
20. Update cabinet hardware.
21. If appliances need touch-ups, hire a professional.
22. Clean, repair and re-stain or re-paint worn cabinets.
23. If you need a new cabinet door, purchase one from the manufacturer or switch one from a less visible area such as your laundry room.
24. Clean countertops so they look like new.
25. If countertops need updating, replace them. (It's one of the best investments you can make.)
26. If you have a formal dining room, present it as such.
27. Put a new tasteful centerpiece and place settings on your dining room table to showcase the dining room.
28. Clean light fixtures and light bulbs.
29. Your front door will be the first thing buyers see when they enter your home. Make sure it's clean and looks new.
30. Update the front door by replacing hardware and adding a kick plate if necessary.
31. If your fireplace looks outdated, add a new, attractive screen.
32. Use the "rule of three" to decorate your fireplace mantel.
33. De-personalize the entire house. Eliminate personal photos, trophies, refrigerator magnets, etc.
34. Put laundry out of site.
35. Empty garbage cans daily.
36. Clean out your refrigerator.
37. Remove or crate pets while your home is being shown.
38. Replace outdated light fixtures and fan kits.
39. Use the highest allowable wattage light bulbs to brighten rooms.
40. If updating bathroom and light fixtures throughout the house is cost prohibitive, update the master bath fixtures at least.
41. Professionally clean or replace carpets to make look new. (Allowances don't work as well.)
42. When replacing carpet, replace with neutral colors.
43. Keep your kitchen spotless. (Kitchens sell houses!)
44. Replace sinks, faucets, and cabinet hardware to modernize your kitchen.
45. Remove knives from kitchen counters.
46. Turn on lamps when your home is shown to buyers.
47. If necessary, rent, borrow or buy new furniture that will showcase your living room like a model home.
48. Pack personal collections.
49. Clean cobwebs out of corners – inside and out.
50. Clean ceiling fan blades.

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51. Remove all items that are smaller than a cantaloupe from counters and shelves.
52. Store portable heating or cooling appliances. (Don't give impression there's a problem with A/C or heating unit.)
53. Add low maintenance plants around your house.
54. Clean fingerprints off walls and trim.
55. Pressure-wash all walkways, driveways and porches.
56. Clean outdoor spaces and furniture. (They are an extension of your living area.)
57. Put yard items that don't help showcase your home out of sight.
58. Replace, repair or get rid of worn yard items.
59. Remove clutter from walkways and driveways.
60. Roll up garden hoses
61. Repair or replace the fences.
62. Organize, reduce and clean like you've never done before.
63. Maintain your lawn maintenance schedule.
64. Re-sod grass where necessary.
65. If you have outdoor pets, maintain a daily "poop" patrol."
66. Freshly mulch flower beds.
67. Plant seasonal flowers and place freshly potted plants on your porch.
68. Purchase a tasteful welcome wreath and non-personalized door mat.
69. Look at the front of your house from buyer's perspective, repair and re-paint any part of exterior that needs it.
70. Fix cracks and holes in walls.
71. Prevent buyers from thinking about the work they'll have to do if they buy your home.
72. Put pool toys out of sight.
73. Make sure your pool area sparkles.
74. Scrutinize every room as though you are the buyer – and be brutally honest.
75. Pack up and remove items you don't need.
76. Call a non-profit organization to haul off your donations.
77. Put bills and other personal mail out of sight.
78. Store or give away half the food in your pantry.
79. Organize your pantry like a grocery store's shelves
80. Hire a cleaning service, if you can afford to. (It's a good investment.)
81. Stage vacant rooms with appropriate furniture.
82. Repurpose furniture into other rooms as necessary.
83. Update sofas with neutral tasteful slipcovers.
84. Touch up scratches on furniture with proper touch-up oils or paints.
85. Turn on ceiling fans at low speed during showings to demonstrate they work.
86. Set the temperature of your home at a comfortable level for showings.
87. Ask your neighbors whether they know anyone who might be interested in purchasing your home.
88. Remind your neighbors that a successful sale of your home will help their home values and ask them to maintain their curb appeal, if necessary.
89. Remove all weapons from your home.
90. Lock up and hide all jewelry.
91. Remove prescription medications from medicine cabinets and bedside tables.
92. Get rid of any signs of ants, squirrels, raccoons, mice, or other pests.
93. Eliminate any food bowls, toys or other signs of pets.
94. Display only one home alarm sign if you have an alarm system.
95. Decorate your home to suit your prospective buyers – not yourself.
96. Repair, then paint any stains on walls and ceiling.
97. Store extra furniture, clothes and miscellaneous items away from your home.
98. Get advice from a home staging professional.
99. Hire a REALTOR®.
100. Be prudent when you set the price of your home.
101. Bake something right before showing your home.

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