

PREPARING YOUR HOME (continued)

Inside Your Home

- Paint only the rooms that really look fingerprinted, worn or faded.
- If you are a smoker, clean, prime and paint any nicotine stained walls and ceilings thoroughly and refrain from smoking in the home.
- Wash walls and use the broom to clear cobwebs from the corners of rooms and closets.
- Have the wall-to-wall carpeting and draperies cleaned.
- Fix any dripping faucets. Perhaps only a washer is needed. Replace missing tiles or broken screens.
- Replace all burned-out light bulbs.
- Replace old caulking around the bathtubs. This can be done with one tube of new caulking and a putty knife.
- Spray lubricant on all squeaking doors, windows, closets and cabinets.
- Place a solid deodorizer in each room and closet.
- Store out-of-season clothes so the closets don't have a cluttered look.
- Remove items from the floors if walk-in closets so that prospects can have easy access.
- Stack all items in the garage and basement against the walls to show maximum floor space.
- Vacuum the garage and basement floor and rafters.
- If there are too many appliances on the kitchen counter, put some of them away to expose maximum counter space.
- Pre-pack items which may clutter your home. Extra toys in your child's room and knick knacks may actually make your rooms appear smaller. Put away family photos, sport trophies and any collectable items in storage boxes – buyers want to view your home as their potential home.
- Clean your home top to bottom. A professional cleaning service can do this for you.
 - Wash windows, clean blinds and draperies
 - Clean fans and ventilating hoods
 - Clean and polish floors
 - Remove stains from toilets, tubs and sinks
- Clean up the basement.
- Test sump pump.
- Clean up and correct any water problems in your basement, including upgrading the foundation with a mortar parging at all loose cavities and cracks.

PREPARING YOUR HOME

Outside Your Home

- Cut the lawn – if you normally cut the lawn every two weeks, cut it every week during the marketing period.
- Edge the lawn up the driveway and along the sidewalks (both front and back) for a finished appearance.
- Trim all shrubbery and remove low lying tree limbs.
- Fertilize your lawn to make your grass look lush and green.
- Replace downed shutters, gutters and downspouts. Remove debris from gutters and downspouts (leaves, sticks, etc.) that may block the flow of water from your roof.
- Properly grade the area under your downspouts and around your house, so water flows away from your foundation. Splash blocks can help rainwater at downspouts flow in the proper direction. If necessary, add extensions to your downspouts.
- Plant flowers in the front yard. Plantings should be set away from the foundation to ensure regular watering does not add to soil moisture around the basement. Lawn sprinklers should not hit the house or the area next to the foundation.
- Ensure that landscaping around the foundation (sidewalks, patios, gardens, etc.) start 8 inches down from the top of your foundation wall and slopes away from the home. Failure to do so may cause moisture to build up at or around the foundation and promote the environment for mold growth.
- Keep mulch, dirt and other landscaping material away from veneer drainage system weep holes commonly found on, but not limited to masonry and stucco homes. The veneer drainage system diverts water away from the interior of the exterior wall system and the weep holes allow the water to escape the wall. If the weep holes are blocked or clogged with debris, mold may form on the interior of the exterior walls. The weep holes are found at the bottom of the finished veneer.
- Sidewalks, steps and exterior foundation cracks should be filled or parged to bring up to date.
- Caulking around windows, doors, chimney/siding cavity, foundation, and other common leakage points is necessary to prevent any moisture intrusion.
- Paint any trim that is blistering.
- Repaint or restain the front door to create a pleasant first impression.
- Replace torn screens from windows and front and back doors.