



# Repairing and Decluttering Your Home

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## Seller's Checklist

### Living Room / Dining Room / Bedrooms

- Patch and paint broken, cracked or tired-looking walls, ceilings and woodwork
- Clean and (if necessary) repair blinds/shades to ensure they are in working order
- Clean all windows inside and out and mirrors – and then be prepared to do it again and again
- Shampoo carpets, wash vinyl/tile flooring and clean wood floors
- Remove attached items that you plan to take and attach replacement item before open house
- Store personal items such as prescription drugs, framed photos, jewelry and other valuables
- Ensure there is plenty of space to walk through each room without feeling hemmed in
- Check on the ease of opening each window and address any issues

### Kitchen

- Be sure appliances that are staying with the home are clean and in working order
- Examine countertops, tile and backsplash to consider making repairs or upgrades
- Repair leaky or inoperable faucets and spray attachments
- Organize shelves and pantry and remove items from the floor for a more spacious feel
- Set the main eating table to allow buyers an opportunity to picture what dinner time could look like for them

### Bathroom

- Deep clean all tile, tub and sink to rid the surfaces of dirt, residue and stains
- Repair leaky toilets or faucets and consider replacing dated fixtures
- Replace cracked or missing wall or floor tiles and try to match them with the rest of the room
- Remove dust from exhaust fans and ensure they are in working order
- Invest in a new shower curtain (or remove it altogether) and hand towels for a fresher look
- Consider giving the room a fresh coat of paint
- Remove personal items – from toothbrush to toilet brush

## Basement

- Look (and smell) carefully for dampness and attack the issue if found
- Check for water seepage as well as cracking floors and walls and make repairs
- Consider calling in an HVAC specialist to clean furnace, air systems and hot water heater
- Secure all wood handrails, steps and doors

## Around the home

- Are all electric sockets, switches and lightbulbs in working order?
- Do all door and closet handles/knobs work and feel secure?
- Safely store – or keep on your person – all U.S. mail, checkbooks, credit cards, keys and any other items that could pose a risk to your security and safety should they be stolen
- Prune dead leaves and petals from any indoor plants and flowers on the day of the open house
- Store all toys, clothes, shoes, games in closets, storage bins – or even in your car
- Keep some lights on a timer to ensure they come on and off at night (Buyers often like to drive by the home at different times to check out the neighborhood and show their friends.)
- Have a can of WD-40 ready to address squeaky doors, cabinets and exhaust fans
- Empty trash from every receptacle on the day of the open house

## Outside the home

- Clean and repair the roof and chimney (if necessary)
- Patch and paint/stain tired-looking shutters, doors, decking, porches and wood fences
- Repair loose shingles, gutters and drain spouts, fencing or decking (Remember: Curb appeal!)
- Landscape the lawn and garden, remembering to edge the pavement and walkway to the home
- Polish front door locks, handle and knocker
- A tough – but necessary – task: Declutter and clean the garage and shed
- Clean outdoor furniture, grills, umbrellas – even if you have informed buyers some of those items are going with you (or put them in storage to avoid implying buyers can acquire the items)
- Ensure the doorbell and outdoor lighting are in working order
- Always make the drive past the home and walk to the front door as unobstructed as possible by removing clutter, hanging branches and items that would be a distraction to the buyer's eye



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