

Get Ready for Showings!

Before showcasing your home, it's crucial to ensure it's in top-notch condition. The following suggestions can significantly impact your home's selling price, better photography for your listing, potentially making a difference of thousands of dollars.

The Yard

- Make sure your lawn is manicured
- Keep the lawn mowed
- Trim shrubbery, bushes & trees removing all dead limbs & debris
- Add fertilizer or greening agent to lawn & plants
- Use an edger along the sidewalks and driveways
- Remove all weeds from flowerbeds, rocks & cracks in concrete.
- Install and inspect decorative metal and stone borders between lawn and planting beds.
- Clean up rock and mulch beds making sure the ground is covered, add more if needed.

Decks, Patios, Driveways, Porches & Fences

- Power wash driveways or sidewalks
- Repair holes and cracks
- Remove stains
- Replace or repair broken areas
- Paint and/or stain fences & decks
- Arrange outdoor furniture & firewood neatly
- Put away all lawn equipment, bikes & toys

House

Inspect all gutters, downspouts, siding, windows sashes, trim & shutters

- Clean & Paint
- Repair & replace as needed
- Replace any broken windows, doors & screens
- Inspect the roof for missing or damaged shingles & flashing. Make necessary repairs.
- Clean & touch up paint on the little things: House numbers, mailboxes, doorbells, etc.

Front Porch

- This should be very welcoming
- Paint door & trim
- Sweep & clean porch area
- Put out a new doormat
- Install potted or hanging plants (if possible)
- Install high wattage bulbs to make porch area brighter
- Clean glass on porch lights and remove bug remains

CLEAN the Entire Home!

- Window & screens
- Curtains, drapes & blinds
- Carpets. If pet stains exist replace carpet & pad
- Clean & wax wood floors
- Vinyl, tile, terrazzo & ceramic floors
- Clean, paint or replace all vent covers
- Clean, polish, paint/stain wood trim in home
- Clean all lamp shades & covers
- Be sure to remove pet & smoke odor when cleaning. Bad smells are a huge part of what buyers remember about your home
- Freshly paint home using white, beige, off white, light beige paint. This will likely match the buyers furnishings and makes everything appear fresher and brighter. This will also make your photos look better!
- Repair damages to walls or ceilings. Includes: holes, cracks & water stains

Kitchen & Bathrooms

- Thoroughly clean all countertops, appliances, mirrors, ovens, sinks, toilets, tub & shower walls.
- Put away the small appliances to open up counter space (blender, canister, coffee maker, etc)
- Clean ventilating hood & exhaust fans
- Remove rust stains from sinks & bathtubs
- New knobs on drawers & cabinets make a difference
- Clean & organize drawers, cabinets & linen closets
- Clean all tile grout & caulk. (Clorox bleach pen & Mr. Clean magic eraser)
- Re-caulk areas that can not be cleaned

Make House Light & Bright

Replace bulbs with high-wattage bulbs

Closets- Make them look bigger!

- Remove out of season clothing from closets
- Leave only a few items on the floor of closets
- Add extra, empty hangers
- Organize your shoes on racks
- Neatly arrange items of shelving
- Leave extra space on shelves & floor

Pay Attention to the Details

- Tighten loose doorknobs
- Fix any leaky faucets
- Tighten loose doorknobs
- Fix any leaky faucets
- Tighten loose towel racks
- Oil any squeaky doors or drawers
- Arrange furniture to give an open feel. Remove any unnecessary or oversized furniture
- Make sure all switches and outlets are clean & working properly
- Place fresh flower arrangements around the home
- Make sure windows open and closing without squeaking
- Hide Prescription medication. Theft of these items is rising.

Garage, Basement, Attic & Storage Areas

- Dispose of everything you are not going to move
- Arrange items neatly & clutter-free
- Consider painting walls & ceilings white
- Remove stains & dirt from the floor
- Paint floors grey
- Organize garden tools & equipment
- Remove or clean muddy work boots
- Wipe off dirt & webs from the water heater, furnace, washer & dryer

Heating & Cooling

- Clean fireplaces and remove smoke stains
- Clean your furnace/air conditioner and replace the filter if needed
- Clean water heater

Hot Interior Paint Colors for Florida 2024

1

COTTON BALLS BY BENJAMIN MOORE

2

ABALONE BY BENJAMIN MOORE

3

METROPOLITAN BY BENJAMIN MOORE

4

PEARLY WHITE BY SHERMAN WILLIAMS

Light neutral colors are your friend for interior paint.
If in doubt, please contact me.