

Preparing Your Property for Sale



Fully preparing your home for sale can make a considerable difference in the time it takes to sell it. Eliminate buyer objections before they arise by making necessary repairs and improvements, some of which are suggested in the article. The highest priced homes are freshly painted with an updated designer color, vacant, professionally staged, professionally inspected and with minor repairs done before going onto the market. Call me for a free evaluation. 510-517-9969.

Curb Appeal

- Repair sidewalk. Add flowers and shrubs months ahead to save \$\$ on landscaping.
- Front porch should be clean and freshly painted.
- Front door freshly painted with a visually appealing contrasting color.

Outdoors

- Spruce up your garden and lawn; trim shrubbery and replace dead plants.
- Yard and patio should be neat; outdoor furniture clean and in good shape.
- Manicure your front yard; make sure your driveway and entryway are free of clutter.

Exterior

- Ensure the house numbers, mailbox and exterior lighting are in good condition.
- Touch up with fresh paint as needed.
- Inspect chimney for cracks and earthquake damage.
- Repair loose trim, drain pipes and fencing.
- Clean stains and window screens.

Kitchen

- Clean sinks, appliances and countertops should sparkle. Remove all clutter.
- Wax the floor.
- Clean the oven, range and other appliances.
- Clean tile and grout lines. Replace if necessary.

Bathrooms

- Clean mirrors, glass, chrome and porcelain surfaces.
- Replace shower curtain if needed.
- Fix any faucet drips or leaks.
- Clean grout and caulking. Replace if needed.

Garage

- Remove clutter and tidy up the shelves.
- Clean the floor.

Closets

- Doors and drawers should open and close easily.
- Remove clutter, tidy up shelves and racks.
- Shoes and clothes should be neatly arranged.

Living Areas

- Clear clutter. Clear clutter. Clear clutter. Clean. Clean. Clean.
- Paint if needed. Think about brightening interiors with neutral toned paint.
- Clean draperies and carpets.
- Replace all light bulbs with one color, white light is best.