

Here are our **top tips** to help prepare your property for sale.

If you're thinking about selling your home, the first thing you need to do is look at your home through a buyer's eyes. This checklist will help get your home ready for those pesky inspections.



First impressions count

- Lawns and yards - remove clutter, cut grass, trim edge paths, weed gardens, trim shrubs and eliminate dead trees or branches
- Front of house - paint, fix or wash railings, steps, screens and or front door
- Repair any fences and gates and give them a fresh coat of paint or stain if necessary
- Replace any cracked windows and torn screens
- Be sure the doorbell works
- If you have a pool, ensure the water is free of debris and clear and inviting

The devil is in the detail

- Replace any burned out bulbs
- Fix leaky taps and eliminate stains on sinks and bench tops
- Remove any clutter to give a wider appearance
- Repair grouting in tubs and showers
- Replace discoloured or cracked power points
- Consider a fresh coat of paint, if a good wall-washing doesn't work
- Wash windows and sills until sparkling clean
- Oil hinges on squeaky doors and tighten any door knobs that are loose
- Curtains and drapes should be freshly laundered
- Shampoo rugs and carpets
- Remove clutter from kid's bedrooms (including posters on the walls)
- Consider feeling of spaciousness - store un-needed items to enlarge room size or arrange furniture to make each room appear more spacious and attractive

Things to avoid (that buyers HATE!)

- Animal odours in the house
- Stained carpets
- Cracked glass
- Cigarette or strong food odours
- Too much furniture or personal belongings cluttering the space
- Evidence of damp or moisture in the walls