

PREPARING TO LIST YOUR HOME FOR SALE

REMEMBER: First Impressions are the Strongest!

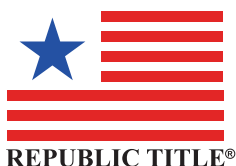
When buyers make a decision to purchase a home, they do it emotionally! The feeling they get from the house and the way they picture themselves enjoying the home are two of the most important factors in the decision to buy. The following list offers suggestions to help the buyers create their own good feelings and visualize themselves owning your home.

EXTERIOR	YES	NO	NEEDS WORK
Does the house need painting?			
Are there any holes or cracks?			
Are the walks & porches clean & in good repair?			
Does the front of the home give a "Welcome" appearance?			
LANDSCAPING			
Does the yard look well maintained?			
Trees & bushes trimmed/lawn mowed?			
Is it free of weeds?			
Are the decks & patios clean?			
ROOF			
Does it leak, sag or have shingles missing?			
Is the chimney in good shape?			
INTERIOR	YES	NO	NEEDS WORK
WALLS			
Any cracks or holes?			
Is paint/wallpaper in good shape?			
KITCHEN			
Are the appliances clean & working?			
Are the cabinets/countertops in good condition & tidy?			
Is the tile grout clean?			
Is the sink stained, chipped or in need re-caulking?			
CEILINGS			
Are there any water stains, cracking or peeling?			
Do they need painting?			
CARPETS			
Are they clean, have spots or faded areas?			
Do they need stretching?			

INTERIOR <i>continued</i>	YES	NO	NEEDS WORK
BATHROOM			
Do the faucets work & sinks drain freely?			
Are the toilets in good condition?			
Are the shower doors shiny?			
Do the tubs need caulking?			
Is the floor in good condition?			
Are the vanities/mirrors in good condition?			
WINDOWS			
Do the drapes/shutters/shades work properly?			
Are they clean & open/close easily?			
Are any screens bent?			
DOORS			
Are they in good condition/need paint?			
Do they seal tightly with no sagging or sticking?			
Do the locks work?			
Do you need to replace the storm doors?			
FIREPLACE			
Is it clean & attractive?			
Is the screen in good shape?			
ATTIC			
Is it organized & clean?			
Is there sufficient lighting?			
Does the access function well?			
Are there any signs of insects/rodents?			
GARAGE			
Is it organized & clean?			
Is there sufficient lighting?			



Continued on back



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continued

Before the Inspector Arrives

Remember: Repairs made prior to the inspection will save time and aggravation.

- Cut tree limbs away from the house
- Wash stained siding & brick to remove discoloration or mildew
- Install splash blocks at downspouts
- Clean gutters & repairs where necessary
- Repair all rotted wood & paint to match
- Remove any items against the house or garage
- Repair & replace damaged screens
- Clean chimney
- Clean & inspect heater
- Check A/C; it should cool to 20 degrees below outside temperature
- Check condensing unit & clean away any debris, leaves, grass, etc.
- Test all smoke detectors & add new batteries where necessary
- Toilets should be secured (should not rock)
- Make sure all tubs and/or showers do not leak into wall when water is sprayed from fixtures
- Have all cracks in masonry repaired by professional mason
- Repair dripping faucets



We hope these tips have been helpful to you in answering any questions you may have had. As always, please do not hesitate to contact your closer should you have any questions.

Thank you for allowing us to be a part of this transaction.

