

# **THE ROOST REAL ESTATE CO. HOME ENHANCEMENT CHECKLIST**

**ROOST**<sup>TM</sup>

**REAL ESTATE CO.**

**You've decided to sell your home!** When selling, it's important to look at your home from a different perspective. The home Enhancement Checklist provides you with insight and direction on how to get the most money and quickest sale for your home by making minor changes and repairs.

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## **TIDY UP!**

When a home appears cluttered, buyers can't "see" the home or its potential. By storing items you don't need or use, your home will feel more inviting to potential buyers. When selling a home, less is more!

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## **CLEAN UP!**

A Clean home gives the impression that it has been well cared for. Strive to make your home visually and aromatically appealing. Remember: Paint in the can is worth \$20, but it's worth \$1,000 on the wall!

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## **PATCH UP!**

Minor repairs often become major stumbling blocks for potential buyers. Take away those distractions by fixing minor issues before they become major.

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## **THE FINISHING TOUCH!**

The little "extras" make a home feel special. Remember, your home is competing with others in your neighborhood. Make your home stand out!

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# THE EXTERIOR

## TIDY UP!

- ▣ Mow the lawn and trim trees and shrubs away from house
- ▣ Rake leaves, pull weeds and dispose of dead plants, flowers and shrubs
- ▣ Store tools and other equipment neatly in the garage

## CLEAN UP!

- ▣ Wash windows, inside and out
- ▣ Sweep all sidewalks and driveways

## PATCH UP!

- ▣ Repair doors and windows
- ▣ Repair major cracks in sidewalks and/or driveways
- ▣ Repair roof shingles, shutters, gutters, windows, siding and fencing
- ▣ Clean up front/back yards with new sod, plants, flowers and mulch if needed

## THE FINISHING TOUCH!

- ▣ Add a doormat at the entrance
- ▣ Add a potted or hanging plant
- ▣ Add new house numbers

## ADDITIONAL OBSERVATIONS:

# THE KITCHEN

## TIDY UP!

- ❑ Clear out extra gadgets from all kitchen countertops
- ❑ Remove all messages, pictures and magnets from the refrigerator
- ❑ Clear away any papers, mail or newspaper that may have accumulated on countertops
- ❑ Clear sink, stove and countertops of all dishes, pots and pans

## CLEAN UP!

- ❑ Wipe down cabinets & polish sinks
- ❑ Clean all appliances, inside and out
- ❑ Wash kitchen floors
- ❑ Air out garbage area with a deodorizer and/or freshener

## PATCH UP!

- ❑ Repair any faucet/sink leaks
- ❑ Repair any broken appliances
- ❑ Repair any non-working kitchen cabinets and drawers
- ❑ Patch and paint walls and ceilings, if necessary

## THE FINISHING TOUCH!

- ❑ Add a new rug
- ❑ Add a plant

## ADDITIONAL OBSERVATIONS:

# THE BATHROOMS

## TIDY UP!

- ▣ Remove any unnecessary items from the countertops
- ▣ Organize linen closets, medicine cabinets, etc.

## CLEAN UP!

- ▣ Clean sinks, toilets, bathtubs and showers, and make sure they are mold free
- ▣ Polish mirrors and bathroom fixtures
- ▣ Wash bathroom floor

## PATCH UP!

- ▣ Repair any faucets, sink and/or toilet leaks
- ▣ Caulk and grout tile if necessary
- ▣ Patch and paint walls and ceilings if necessary

## THE FINISHING TOUCH!

- ▣ Add a scented candle
- ▣ Add coordinated towels and accessories
- ▣ Add a new shower curtain

## ADDITIONAL OBSERVATIONS:

# THE LIVING AREAS

## TIDY UP!

- ▣ Remove piles of papers and magazines from tables
- ▣ Rearrange furniture; discard worn furniture and store “extra” pieces
- ▣ Straighten bookshelves

## CLEAN UP!

- ▣ Clean and deodorize all carpet, spot cleaning where necessary; wash all floors
- ▣ Polish all furniture
- ▣ Wipe down lighting fixtures, making sure all light bulbs are working
- ▣ Wash window treatments
- ▣ Clean fireplace, if applicable

## PATCH UP!

- ▣ Patch and paint walls and ceilings, if necessary

## THE FINISHING TOUCH!

- ▣ Display linens on table
- ▣ Add fresh flowers, potpourri or a scented candle
- ▣ Rearrange pictures to highlight specific areas
- ▣ Add lamps if room is dark

## ADDITIONAL OBSERVATIONS:

# THE BEDROOMS

## TIDY UP!

- ▣ Straighten children's play area and store extra toys
- ▣ Remove extra furniture and rearrange to define areas
- ▣ Make closets more appealing by storing seasonal clothes elsewhere
- ▣ Be sure all clothes are hanging up and not lying around the room

## CLEAN UP!

- ▣ Clean and deodorize all carpet, spot cleaning where necessary
- ▣ Wash window treatments
- ▣ Wipe down lighting fixtures, making sure all light bulbs are working

## PATCH UP!

- ▣ Patch and paint walls and ceiling, if necessary

## THE FINISHING TOUCH!

- ▣ Add decorative pillows to beds
- ▣ Add a plant

## ADDITIONAL OBSERVATIONS:

# THE BASEMENT & GARAGE

## TIDY UP!

- ▣ Organize all areas: laundry area, family area, workshop, garden equipment, etc.
- ▣ Box up and store or dispose of any unnecessary items

## CLEAN UP!

- ▣ Sweep and clean floors
- ▣ Remove cobwebs from walls, window sills and ceilings
- ▣ Wash windows, inside and out

## PATCH UP!

- ▣ Make sure furnace, A/C and hot water are in working order

## ADDITIONAL OBSERVATIONS:



# HERE COMES A BUYER...

**Before each showing, be sure to complete these last minute touches to make your home look great!!**

## EXTERIOR

- ▣ Pick up after pets
- ▣ Pick up lawn tools, toys, etc. lying around the yard
- ▣ Clear driveways and walk areas

## INTERIOR

- ▣ Open curtains for daytime showings and close curtains for nighttime showings
- ▣ Open windows to “freshen up” your home
- ▣ Do a quick tidy up
- ▣ Play instrumental music
- ▣ Burn candles in kitchen and in the living room

## ADDITIONAL OBSERVATIONS: