



It is important to present your house in the best possible condition to impress everyone who will see it - buyers, agents, appraisers, and inspectors. Feel free to use this checklist so you really can sell your house fast by having your house in move-in condition.

Roof, Gutters, and Attic

- Check the underside of the roof for leaks, stains, or dampness
- Check the chimney for or any loose or missing mortar and for signs of water intrusion
- Remove any junk that is being stored in the attic
- Hire a termite company to inspect for termites or damage
- Inspect the flashing around roof stacks, vents, skylights, and chimneys
- Clean and clear obstructions from vents, louvers, and chimneys
- Check fascia for rot and peeling paint

Walls and Ceilings

- Check the cleanliness and condition of paint and wallpaper
- Repair all cracks, holes, or damage to plaster or drywall
- Clean all fingerprints, smudges, grease, and dirt
- Paint rooms where cleaning just doesn't help (use a neutral color)

Windows and Doors

- Check for smooth operation
- Replace all broken or cracked panes
- Repair glazing, as needed
- Check the condition of weather stripping and caulking
- Check the condition of the paint
- Test doorbell, chimes, and burglar alarms

- Clean windows to let in as much light as possible
- Clean window sills, tracks, blinds, and valances

Floors

- Inspect for creaking boards, loose, missing or cracked tiles, and worn areas
- Check baseboards and moldings
- Test the staircases for loose handrails or posts, worn tread, carpet, and creaks
- Correct any issues with carpet including stains, overstretching and hanging threads

Bathrooms

- Check tile joints, grouting, and caulking
- Remove mildew and mold
- Repair leaking faucets and shower heads
- Check the condition of painted or wallpapered walls
- Test operation of toilet and faucets
- Clean faucets and handles thoroughly

Kitchen

- Clean and polish all appliances
- Clean the exhaust fan on the range
- Remove accumulation of grease or dust from tiles, walls, doors
- Organize cabinets and refrigerator

Basement

- Remove clutter, organize items neatly and get things out the door if possible
- Check for signs of dampness, cracked walls or damaged doors and ceilings
- Inspect structural beams
- Check pipes for leaks
- Have it professionally sprayed for insects

Electrical System

- Check exposed wiring and outlets for signs of wear or damage
- Repair and test switches and outlets
- Have a professional electrician label each switch in the circuit breaker box

Plumbing System

- Check water pressure when faucets in the bathroom(s) and kitchen are turned on
- Look for leaks at faucets, sink traps, and valves
- Clear slow-running or clogged drains

Heating and Cooling Systems (HVAC)

- Change or clean furnace and air conditioning filters
- Have equipment serviced, as needed
- Clear and clean areas around heating and cooling equipment

Exterior Walls

- Check masonry walls for cracks and damage
- Replace loose or missing caulk
- Repair drywall cracks and chips

Driveway

- Repair concrete or blacktop, as needed
- Clean grease or stains
- Remove weeds growing from driveway seams
- Park in the garage if possible, leaving the driveway clear

Garage

- Lubricate hinges and other hardware on your garage door
- Inspect doors and windows for any peeling paint
- Check the condition of glazing around all windows
- Test electrical outlets
- Test garage door opener for smooth and quiet operation
- Clean and organize garage storage areas
- Remove dangerous tools from levels a child may reach

Foundation

- Check walls, steps, retaining walls, walkways, and patios for cracks
- Have large cracks inspected by a foundation specialist

Yard

- Mow the lawn, reseed, as needed
- Trim hedges, prune trees and shrubs
- Weed and mulch flower beds
- Ensure watering times are correct
- Adjust sprinklers that spray onto walkways