



Len Freisz Realty
(780) 538- 0210
len@lenfreisz.com

Remax Grande Prairie
10114 100th St
Grande Prairie, AB
T8V 2L9

Seller Checklist

**Low Cost Tips To Help Make
Your Home Stand Out**

Interior Improvements

- Wash all windows inside and out. Curtains and drapes should be fresh and attractive.
- Open all drapes, pull up shades, and let the light in.
- Get all bugs and flies off all light fixtures. Wash fixtures and bulbs.
- Put higher watt bulbs in all fixtures for better lighting.
- If you cannot get rid of stains in toilet bowl, buy a new one. This applies to all bathrooms, including the one in the basement that is seldom used.
- If possible, send all cats, dogs, parrots, hamsters and pet monkey to your brother-in-law from the day the house goes on the market until the day it is sold, and get rid of the odours that are left behind. Over fifty percent of home purchasers are either allergic to, afraid of, or simply dislike animals.
- Clean all rubbish out of all fireplaces, particularly the ones that have not been lit in the last three years.
- Put two coats of off-white paint over chartreuse, tangerine, purple, orange or any dark coloured walls. Also if walls are dirty, one coat of white paint will work wonders.
- Remove every bit of grease from the inside of the oven or ovens and burner trays.
- Fix the front doorbell, storm door and front entry (first impressions are lasting).
- Shampoo the carpets or carpeting.
- Put new washers in all dripping faucets.
- Throw away the torn shower curtain and put up a new one.
- Remove junk from the attic, basement, closets and tool shed, and have a successful garage sale. Contribute whatever remains to the next garbage pickup.
- Organize closets.
- Turn off all blaring phonographs, stereos, and television sets while house is being shown. Soft music is more desirable.
- Water all dying plants or get rid of them.
- Adjust all doors, including closets and windows so they can be opened and closed.
- Dust, clean and scrub everything that means EVERYTHING from attic to basement.
- Replace broken tiles on walls or floors and repaste loose or dangling wallpaper.
- Make the beds and keep all clothes out of sight.
- Keep kitchen countertop and sink clean and clear.
- Secure all banisters and handrails.

Exterior Improvements

- Rake leaves, mow lawn and keep edges neat. Lawns and flowers should be weeded regularly. Trees and shrubs should be pruned and trimmed.
- Remove old lawn mowers, tractors, disabled autos, broken lawn ornaments, topless tables, armless lawn furniture and seatless chairs. They are reasons for a buyer to make a U-turn.
- Hoses should be coiled or placed inconspicuously when not being used, other garden equipment should be stored in some type of shelter when not in use.
- A yard should be free from unnecessary clutter, a place should be provided for children's toys and equipment. All animal litter should be removed daily.
- Fix the garage door so it opens and closes. House and garage doors should be free from finger marks. Wood surfaces should be kept painted, oiled or stained.
- Porches, steps, verandas, balconies, patios and other extensions of the home must be uncluttered, clean and repaired.
- Shades and awnings in good repair with colors unfaded will improve exterior house appearance.
- Keep garbage cans deodorized and out of sight or placed inconspicuously.
- Walks and entrances should be well maintained and free from excess water, ice and snow. Put some crushed stone on walkways and driveways that turn muddy in the rain and fill in any pot holes.
- Keep gates, fences, walls and outer buildings repaired and painted.
- Outdoor furniture should be kept clean. Firewood should be neatly stacked. Barbecue grill should be cleaned.
- Metal accessories (door knobs, door knockers, lamps, etc.) need be cleaned and polished.
- Attach the downspouts to the gutters and paint, if needed. Any loose roof shingles, tiles, etc. should be secured or repaired.
- Paint the front, back and side entrance doors. Nothing looks worse than a peeling door.
- The fence is falling and so is the sale. Get rid of it or replace it.
- Buy a new mailbox without graffiti on it.
- Remove the half-dozen, slightly tilted, multicolored "For Sale" signs.
- Air coolers should be stored neatly if not in use.
- If you are neither prepared to nor want to spend hundreds of dollars for exterior painting, be ready to make an immediate price adjustment, or listen to everyone who views the home say, "It will cost a fortune to have the house painted!" If you can afford it, the money spent tidying up will be well worth the investment.
- Paint all chimneys and replace broken brick or stone.
If the roof leaks, fix it! Remove any or all evidence of leakage by whatever means possible.