

Linda Trinkle Wolf

Exceptional Knowledge and Experience



Home Seller's Guide

The checklist below will help you prepare your home for sale. As you walk through your home, look at everything from a buyers perspective. Be proactive if an item needs cleaning, general maintenance, repair or replacement. This will help make your home inspection run smoothly.

EXTERIOR

Inspect: Replace, Repair, Paint, if Necessary

- Plaster
 - Wood siding
 - Trim
 - Gutters
 - Shutters
 - Doors
 - Window frames
 - Screens
 - Hardware
 - Fences
 - Gates
- Outdoor lighting Clean/Clear
- Street number on house
 - Siding
 - Patch/reseal driveway
 - Windows
 - Leaky faucets
 - Screens
 - Check to be sure septic tank is odor free
 - Outdoor BBQ
 - Doorbell/knocker
 - Pool/spa
 - Put 100-Watt light bulbs in:
 - Woodpile
 - Porch light
 - Service areas/ trash cans
 - Carport
 - Pet droppings
 - Garage
 - Oil stains from driveway

LANDSCAPING

- Mow and edge lawn regularly
 - Aerate and/or feed lawn
 - Seed bare spots in lawn
 - Keep lawn watered
 - Remove and/or replace dead plants and shrubs
 - Prune overgrown shrubs
 - Place flowering plants at front doordoor
- Keep flower beds free of weeds Repair or Remove Broken or Damaged Garden Accessories such as:
- Plant annuals in garden
 - Trim around base of walls and fences
 - Replace broken walkway pavers
 - Test sprinkler system
 - Install fences or shrubs to hide any unsightly views
 - Fences
 - Walls
 - Gazebos
 - Fountains
 - Trellises or planters

ALL ROOMS

Inspect/Clean

- Doors and windows
- Chair rails and baseboards
- Bulbs, light fixtures, and light switches
- Check for cobwebs
- Make sure all electrical outlets are working

- Lubricate window slides (soap for wood silicon or a candle stump for metal)
- Lubricate doors, if necessary
- Remove or pull back dark curtains
- Repair floor scratches
- Fluff the pillows
- Replace or refinish any worn or broken flooring
- Remove or replace worn carpet
- Make beds and iron top sheet, if visible
- Keep all waste baskets clean and empty

KITCHEN

- Keep counters and sinks clear
- Clean appliances
- Clean under and behind appliances
- Polish/buff floors
- Eliminate cooking odors
- Deodorize disposal, fridge and dishwasher
- Repair damaged faucets
- Organize drawers and cabinets
- Clean under sink
- Replace garbage disposal gasket to reduce noise

BATHROOMS

- Shine mirrors
- Clean cabinets and remove nonessentials
- Keep all towels fresh
- Remove stains from sinks, tubs and toilets
- Clean shower doors - keep sliding tracks lubricated
- Remove miscellaneous residue from sinks, tubs and showers
- Clean tile grout
- Replace noisy toilet parts, if necessary
- Clean exhaust fan and heater; replace if broken/noisy
- Keep waste basket empty and clean

CLOSETS

- Organize closets and remove clutter
- Remove nonessentials
- Adjust/repair sliding doors
- Lubricate sliding doors and hardware. Paint if necessary

LAUNDRY AREA

- Clean behind washer/dryer
- Eliminate any odors

BASEMENT

- Inspect for dampness and correct issues if present
- Check for and repair cracks, if necessary
- Meticulously organize

HEATING/AIR CONDITIONING UNIT

- Service
- Replace filters
- Clean all vent covers

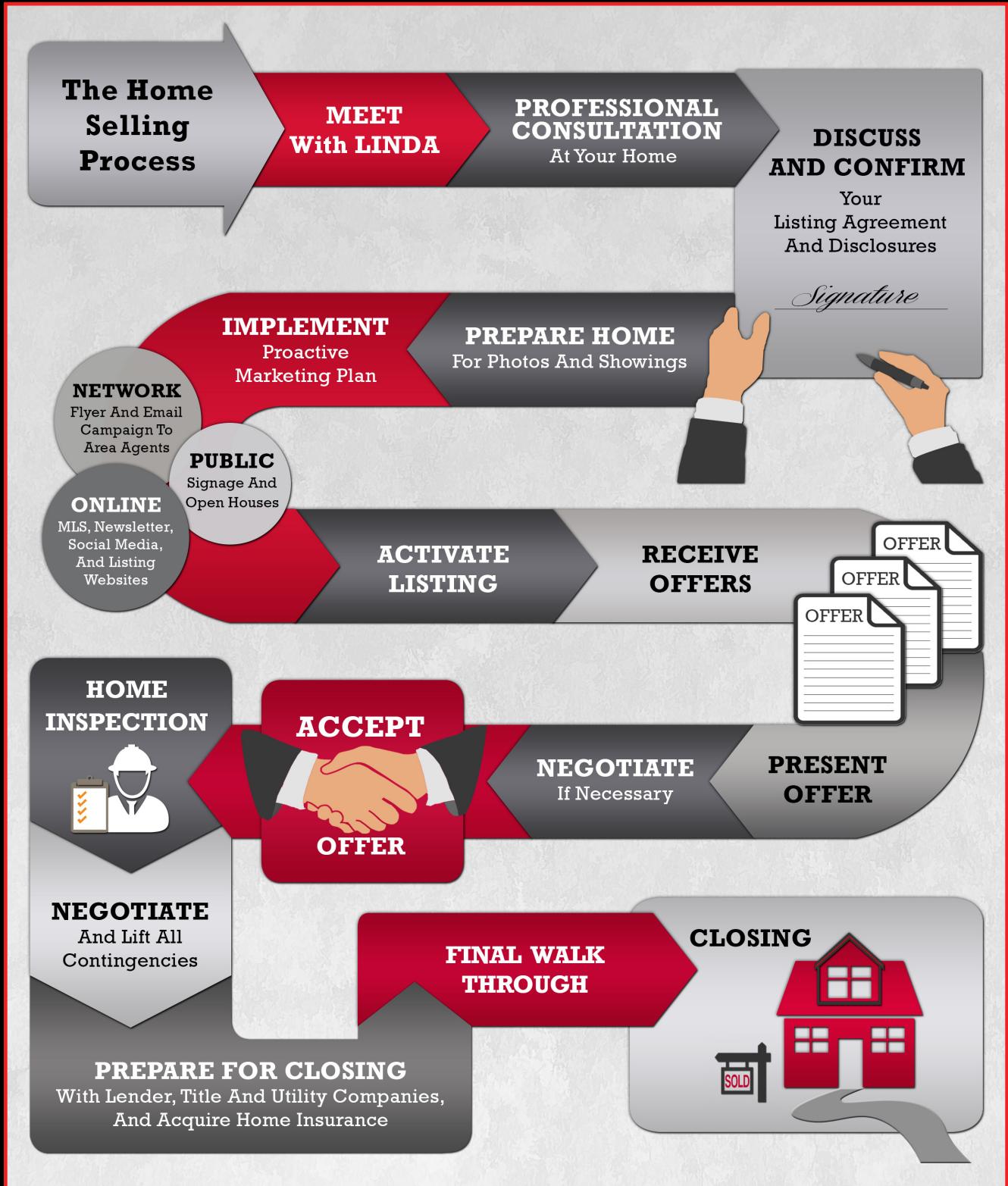
GARAGE/CARPORT

- Keep area clean and uncluttered
- Hang or put away tools
- Clear cobwebs
- Remove oil or paint stains from floor
- Adjust tension rod to eliminate sag from overhead garage door
- Lubricate, adjust, or repair garage door opener
- Paint if needed



The condition of your home is a statement about how it has been maintained during your ownership. Don't underestimate the power of first impressions.

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