



How to Prepare Your Home to Sell



**Sell Your Home Quicker With
The Carson Dunlop Seller's Checklist**

EXTERIOR

- ☐ Ensure downspouts are directed away from the home
- ☐ Check steps for loose bricks or wood
- ☐ Check exterior faucets for leakage
- ☐ Ensure the caulk around windows and doors is in good condition
- ☐ Consistently clear sidewalks and mow your lawn
- ☐ Re-paint faded areas, ensure visitors can clearly read your house number
- ☐ Consider adding flower pots to brighten up your door

BASEMENT, GARAGE, AND CRAWLSPACES

- ☐ Look for foundation cracks on interior walls
- ☐ Check that the crawlspace is properly vented to exterior
- ☐ Check that exposed pipes in the crawlspace are adequately insulated
- ☐ Clear any cobwebs and dust
- ☐ Declutter - consider renting a temporary storage unit
- ☐ Move tools, boxes, and other items away from walls
- ☐ Check that the automatic garage door opener functions properly
- ☐ Check that the automatic garage door opener stops properly for obstacles

ATTIC

- ☐ Ensure there are no signs of water intrusion (wood rot, staining, etc.)
- ☐ Check for proper insulation levels and installation
- ☐ Ensure that plumbing, exhaust, or appliance vents do not terminate in the attic
- ☐ Have open electrical splices repaired by a licensed electrician

BATHROOM

- ☐ Declutter the under-sink cabinets and storage closets
- ☐ Fill sink basin, then drain and check for leaks
- ☐ Fix leaky faucets and pipes under sink; polish faucets and mirrors
- ☐ Repair caulk on sinks, shower, and tub
- ☐ Ensure outlets are equipped with GFCIs
- ☐ Check for adequate flow and pressure in all fixtures
- ☐ Check toilet for proper operation and stability
- ☐ Check for evidence of leaks around base of shower or bath

KITCHEN

- ☐ Check build-in appliances for proper functionality
- ☐ Check for signs of water leakage
- ☐ Check for adequate flow and pressure in sink
- ☐ Fill sink basin, then drain and check for leaks
- ☐ Ensure outlets are equipped with GFCIs
- ☐ Check that cabinets are decluttered and in good condition
- ☐ Ensure exhaust fan is working and vented outside

ALL ROOMS

- ☐ Check that all windows open and close correctly; make sure coverings hang level
- ☐ Check windows for broken thermal seals (fogged glass) or cracks
- ☐ Vacuum, mop, and dust frequently; declutter - consider renting a temporary storage unit
- ☐ Consider painting your walls a neutral color
- ☐ Ensure all outlet covers are in good condition (no cracks or loose covers)
- ☐ Check that all light switches operate properly and replace all burned out light bulbs
- ☐ Make sure that all smoke and carbon monoxide detectors are working properly
- ☐ Patch any drywall holes
- ☐ Clean and re-stretch carpeting if needed
- ☐ Keep all receipts and documentation of repairs
- ☐ Locate user manuals and warranty information for appliances and components

You're now ready for your inspection! Contact your local Carson Dunlop inspector today.