

# How to Prepare Your

# Home to Sell



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

## EXTERIOR

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- 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

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- 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

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- 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

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- 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

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- 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

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- 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.**