

# ANDY KROTIK A RESULTS REALTOR SINCE 1989

**Almost all homes can be made more appealing: Therefore, more marketable, Using the following checklist, which has been compiled by years of experience, you can prepare your home to help us get you "TOP DOLLAR"**

1. Lawns and Yard – remove clutter, cut grass, edge walks, trim hedges, weed gardens.
2. Front of house – Paint, fix or wash railings, steps, screens and/or front door.
3. Other exterior – side or back door, gutters, wash windows.
4. Garage – Straighten up, paint, fix or wash doors and windows.
5. Plumbing – repair dripping faucets, leaking toilets.
6. Heating/Cooling – Clean exterior unit
7. Lighting – replace all burnt out bulbs
8. Halls and stairs – remove any clutter to widen appearance.
9. General Condition – dust, wash, mop, vacuum.
10. Consider the feeling of spaciousness-store unnecessary items.

## THE FOLLOWING ARE CRUCIAL:

11. Kitchen – stove, floor, sink should be spotless – all workspace clear.
12. Bathrooms – neat, spotless, and fresh
13. Closets – untidy and overly crowded – suggests inadequate storage space.
14. Pets can keep buyers from thinking positively, keep them secluded or out of home if possible, during showings.
15. Open drapes in the daytime and close them in the evening during showings.
16. Turn all lights on in the home for showings.
17. Spray with a scented spray before showings.

**Bonus Tip-on the weekend showings put some nutmeg, cloves and cinnamon in some water and boil for 5 minutes (it smells like fresh baked cookies)**



**Check out my website @ [Andygetsitsold.com](http://Andygetsitsold.com)**

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