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FREE Report: Preparing Your Home for Selling

Contributed by: Pat Williams, Home Expert

"You know how wonderful your home is - after all, you've lived in it for the past several years - but just like social circles, a first impression can be very important. You want your house to look it's best when potential buyers come calling."

Below are some easy fix ups that will make a world of difference in the perceived value of your home and the speed with which it sells:

1. De-clutter! Get rid of everything that is on counter tops and in open shelves. Remember to take excess items out of your closets and off the floor. A cluttered house does not appear open and makes it more difficult for potential buyers to imagine their own belongings in the house.
2. Choose a few key display items for your clear shelves and counters
3. Remove any pieces of furniture that may make a room feel smaller or clutter it up. Store the furniture elsewhere.
4. Clean the house entirely. Dust door jams, clean cupboards, the oven and the refrigerator. Make sure the bathrooms shine.
5. Put matching towels and fresh soap in the bathrooms. Make sure they have a clean fresh scent.
6. Don't use any scents that are floral or overpowering - cinnamon in the oven is your best bet.
7. If you have repainted, neutrals are the best choice. Add some color with your own accessories.
8. Have the lights on throughout the house, particularly in dark areas.
9. Keep window treatments open to create more space, except for an unappealing view.
10. Make any outside repairs, such as window shutters, light fixtures, or the driveway
11. If the season permits, put flowering pots at key points and maintain their health.
12. Keep garage neat and tidy - remove clutter.
13. Clean and set up your outdoor furniture.
14. Straighten any bent gutters, antennas, satellite dishes.
15. Fix doorbells, and grease any squeaking hinges or creaking doors.
16. Be sure to keep your lawn well manicured and gardens free from weeds.