DANBERRY

HOME PREP GUIDE



AARON IFFLAND

Danberry Realtors

THE ESTEP GROUP

AARON IFFLAND

904-864-7135

AARONIFFLAND@DANBERRY.COM

PERRYSBURG OFFICE



STAGING

FOR SHOWING & PHOTOS

RULE OF 3

When setting up a counter, mantel, or dresser display of your decorative items remember the “Rule of 3”. Grouping three items, usually with varying heights, is the most aesthetically pleasing grouping. Simplify spaces down, using this rule.

SAFE ROOM

Establish a space where clutter can temporarily hide during a showing or photo session; it may be a closet, unfinished storage, or a car! Limiting the photos to a certain angle because the extras are tucked behind the bed is not ideal, especially in a showing situation. Make sure as people come to view your home they come across the possibilities, not the clutter. Think of a place that is contained and secure for pets in the home as well.

PERSONAL ITEMS

Removing things like family photos, trophies and awards can feel cold, but it allows a perspective buyer to imagine their life inside a space. Keep your personal life out of the limelight. Before showings please remember:

- Close toilet lids & remove extra bottles from shower & sink
- Stow trash cans, wall plugs, and night-lights out of sight
- Place pets in a designated contained area
- Tuck away personal items like bills, medications, etc.

LAYOUT

Is your couch blocking a walkway? Layout plays a huge role in helping perspective buyers see positives in the space. Just because you may use the spare bedroom as a collector’s haven, doesn’t mean it cannot also make a wonderful bedroom for the next person. Try rearranging to make your space feel open and inviting.



FRESH & CLEAN

A GUIDE TO DEEP CLEANING

BEDROOMS

- [ ] Dust all surfaces, including blinds
- [ ] Launder bedding & curtains
- [ ] Declutter under beds & closet spaces
- [ ] Deep clean carpets & rugs
- [ ] Wash walls, light switches, doors & baseboards
- [ ] Wash/dust lighting fixtures & fans
- [ ] Flip & vacuum mattress
- [ ] Clean cobwebs out of corners
- [ ] Clean windows, mirrors, & screens

BATHROOMS

- [ ] Remove all clutter from shelves & counters
- [ ] Dust shelves, cabinets & baseboards
- [ ] Clean lighting & vent vans
- [ ] Wash wall, light switches, & baseboards
- [ ] Sweep & mop floors
- [ ] Clean all textiles including rugs & drapes
- [ ] Clean tubs, showers, and surrounding doors.
- [ ] Clean all grout in tiles & replace curtain
- [ ] Clean mirrors & windows if present
- [ ] Clean & organize vanity, wipe drawers
- [ ] Clean toilet & trash can

KITCHEN

- [ ] Clean backsplash, walls & ceilings
- [ ] Sweep & vacuum flooring
- [ ] Remove all items from counter tops
- [ ] Disinfect all surfaces, condition counter top materials as directed
- [ ] Organize pantry & cabinets
- [ ] Clean handles & drawer pulls
- [ ] Clean vent filters & inside appliances
- [ ] Clean exterior of the appliances
- [ ] Deep clean sink, replace old sponges
- [ ] Replace or clean drip trays

MISC

- [ ] Clean under & behind appliances
- [ ] Clean garbage disposal
- [ ] Remove trash from garage
- [ ] Clean garage fridge/freezer
- [ ] Weed garden beds
- [ ] Mow grass, remove dead tree limbs
- [ ] Power wash decks & porches
- [ ] Change HVAC filters
- [ ] Clean & declutter utility areas
- [ ] Clean washer & dryer



REPAIRS

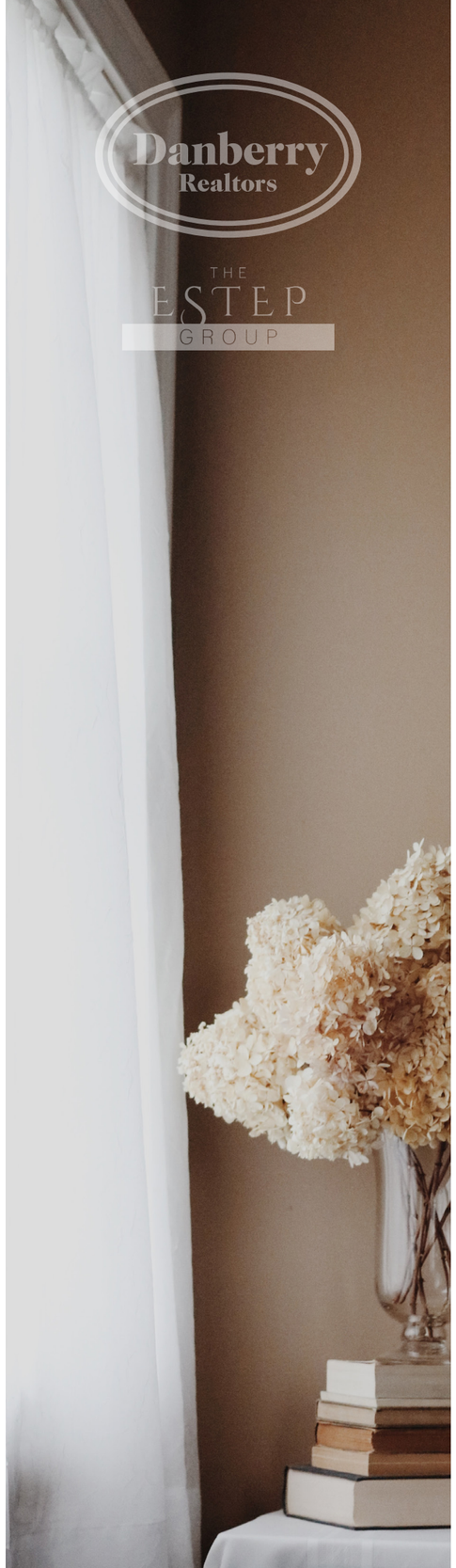
TO COMPLETE

INTERIOR

- [ ] Fill nail holes & touch up paint
- [ ] Repaint faded or dark walls
- [ ] Replace all burnt out light bulbs
- [ ] Fix squeaky & hard-to-handle doors, closets, & cabinets
- [ ] Steam clean carpet stains & walkways
- [ ] Replace scratched laminate boards
- [ ] Service appliances & utilities
- [ ] Replace & test fire alarms
- [ ] Tighten loose stair rails
- [ ] Replace broken blinds or curtain rods
- [ ] Unclog any clogged drains or drain lines

EXTERIOR

- [ ] Fix loose roofing shingles
- [ ] Retar chimney if necessary
- [ ] Service exterior air conditioning unit
- [ ] Seal deck and/or driveways
- [ ] Check for signs of pests & treat if necessary
- [ ] Secure loose stairs, deck boards, or railings
- [ ] Remove old stumps, branches, logs, or soil
- [ ] Clean out, repair loose / broken gutter
- [ ] Repair broken weather screens
- [ ] Repair any fencing flaws or loose boards
- [ ] Repair broken sprinkler heads / leaking lines



UPGRADES

THAT ADD VALUE

EXTERIOR

Refreshing landscaping, adding mulch, updating exterior lighting, and adding a cute potted plant can all improve curb appeal and make a great first impression.

FRESH PAINT

Refresh rooms, baseboards, closet doors, cabinets, and shelving with a fresh coat of paint. Over time things weather or fall out of style.

LIGHTING

Adding lighting to a dark space or simply refreshing old fixtures will really help brighten your space. Replacing old bulbs with brighter, cooler, high-efficiency LED's is also a big selling point.

REPLACE

Changing out knobs and drawer pulls that are out of date, refreshing linens, towel bars, and worn walkway flooring can bring life back to your home. Be sure to replace or remove old welcome mats and shower curtains

FAUCETS

Consider replacing sink & tub faucets, drains, shower heads, and tub spigots that are rusty or old. Caulk around tubs and sinks where there is old material that won't come clean.

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TO DO LIST:

- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____

SUPPLY LIST

	COST
_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
TOTAL BUDGET:	$ _____

HOME STARTS HERE.