

# Little Improvements Equal Big Returns

**It's always a good idea to spruce up the exterior and interior of your home before listing it for sale. But that doesn't mean you have to undertake major and/or expensive project.**

Just a little effort will greatly increase the perceived value of your home. After all, if you wanted to undertake a large-scale project, you probably wouldn't be selling!



Here are some simple steps you can take to increase the perceived value of your home and make a great first impression.

## Exterior Appearance

- Keep lawns cut
- Trim hedges and shrubs
- Weed and edge gardens
- Clear driveway and clean up oil spills
- Clean out garage
- Power wash
- Touch up paint
- Plant colourful, inexpensive flowers in pots if necessary

## At the Front Door

- Clean porch and foyer
- Ensure door bell works
- Repair any broken screens
- Fresh paint or varnish front door
- Repair door locks and key access

## Create a Buying Mood

- Make sure your home smells fresh and clean
- Turn on lights

- Turn on air conditioner/heater
- Open the drapes
- Light the fireplace

## Create Space

- Clear halls and stairs of clutter
- Store surplus furniture
- Clear kitchen counter and stove top
- Clear closets of unnecessary clothing and stuff
- Remove empty boxes and containers
- Put away personal photos so buyers can envision the house as theirs

## Maintenance

- Repair leaking taps and toilets
- Clean furnace and filters
- Tighten door knobs and latches
- Repair cracked plaster
- Apply fresh coat of paint or touch up where necessary
- Clean and repair windows
- Repair seals around tubs and basins
- Replace defective light bulbs
- Oil squeaking doors
- Repair squeaking floor boards

## Squeaky Clean

- Clean and freshen bathrooms
- Clean fridge and stove (in and out)
- Clean around heating vents
- Clean washer and dryer
- Clean carpets, drapes and window blinds
- Eliminate pet odors and stains