



TIPS FOR A SUCCESSFUL HOME OPEN

“Inspections are like a first date. You only get one chance to make that first impression”

When it comes preparing your house for a home open, small mistakes could lead to the loss of a sale. To give your home the best chance of selling fast, presentation is essential. Follow this list in preparation for your home open.

PREPARE IN ADVANCE

- ✓ Consider packing and storing non-essential items away in boxes to create more space and less clutter
- ✓ Minimize family photos (this helps potential buyers visualize themselves living in the home)
- ✓ Organize kitchen cabinets to display how much room you have
- ✓ Organize and tidy storage cupboards to create the feeling of more space
- ✓ Clean blinds
- ✓ Minor maintenance - ensure all handles are on draws, check and replace light bulbs

INDOORS

- ✓ Clean, clean clean - vacuum, mop, dust Don't forget to clean inside ovens, cupboards and wardrobes, in case potential buyers indulge a snoop
- ✓ Clean Bathroom - toilet seat down, clean mirrors, bathtub, sink. Pack away any hygiene items and cleaning products. Remove any pharmaceuticals
- ✓ De-clutter - pack toys away, clear benches, remove gadgets, put away newspapers and magazines. Minimalism is best!
- ✓ Laundry away
- ✓ Beds made
- ✓ Clear out the mailbox and empty rubbish bins emptied and, ideally, out of sight
- ✓ Secure valuables - tech devices, bills, keys, cameras, cash, jewelry etc
- ✓ Put away personal items
- ✓ Put away cat litter or pets toys and consider deodorizing your property to remove the whiff of little creatures
- ✓ Remove smells that are unpleasant, like stinky shoes, and specific food smells that may not agree with everyone.

PERSONAL TOUCHES

- ✓ Set heater/air conditioner to a reasonable temperature
- ✓ Turn on soft music
- ✓ Bake cookies or put or burn scented candles to make the house smell pleasant
- ✓ Place fresh flowers in kitchen or dining area
- ✓ Air out your home thoroughly before the inspection, so it feels as fresh and clean as possible. If potential buyers feel stuffy they'll head straight for the door.
- ✓ Draw back curtains and blinds to bring in as much as light as possible and show off your house from the street.

EXTERIOR

- ✓ De-clutter outdoor areas - pack away toys, gardening equipment hoses, or lawn decorations Freshen up garden
- ✓ Mow the lawn
- ✓ Sweep porches, straighten up welcome mats
- ✓ Trim back overgrown shrubbery
- ✓ Mulch
- ✓ Power wash exterior
- ✓ Clean exterior windows
- ✓ Fix/clear walkways
- ✓ Clear pathways to and from the house
- ✓ Turn off any outdoor sprinklers

Lastly, think about walking through the house - would you like to buy it?