

Getting a Home Ready for Photographs and Viewings

Getting a property ready for home sale photography and showings is by no means an easy task. Potential buyers nitpick as many things as possible to give reasons for a lower offer. We look to take an offensive stance, helping our seller's home look exceptional when the buyer views the home's photographs online and when they view the property in person. A well prepared home can provide thousands of extra dollars in a sellers pocket. This packet provides helpful checklists for home viewing preparation.

General Preparation

- Clean and ensure light fixtures are working
- Replace non working light bulbs
- Clean base boards
- Clean doors and door frames
- Touch up paint in high traffic areas
- Clean windows and window sills
- Clean/dust blinds
- Clean/dust pictures/picture frames
- Dust ceiling fans
- Vacuum/re-paint around ceiling air-conditioning ceiling vents
- Steam clean carpets
- Deep clean grout and tile
- Clean closet doors, frames and knobs
- Clean light switches and surrounding paint work



When living in a home, even with the best intensions odors creep in. So whether a showing is happening right after a meal has been cooked or occasionally your home has a mild pet odor, having a couple of glade plugins around the house is always a benefit for that short notice showing.

Have questions? Call us at 321.443.7535.

Exterior

- Clean or re-finish front door
- Clean or replace hardware, including door handles, deadbolts and lights
- Cut lawn and treat with weed killer/fertilizer as necessary
- Pull weeds, add mulch and add colorful plants as necessary
- Trim trees and hedges and remove dead palm fronds
- Clean all doors and windows
- Repaint exterior as necessary
- Pressure wash path and driveway



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Kitchen

- Remove magnets and notices from refrigerator
- Declutter work surfaces
- Clean base boards and fronts of cabinets
- Clean appliances, inside and out



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Living / Dining Areas

- Remove broken, worn out or excessive furniture
- Declutter dining room table, coffee table, side tables and bookshelves
- Remove dogs beds, cat stands or animal toys



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Bedrooms

- Make beds
- Display matching bedspreads and pillows
- Declutter surfaces

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Bathrooms

- Clean grout and re-caulk tubs, sinks and showers
- Declutter counters, showers and tubs
- Clean mirrors
- Clean toilets, sinks, showers and tubs
- Replace worn or mildewed shower curtains



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Pool Deck / Patio

- Organize and declutter pool deck.
- Pressure wash deck and pool cage
- Remove any wasp nests or spider webs from crevices
- Replace torn pool screens
- Sweep and/or acid wash the pool surface to remove stains



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