

Preparation for the Sale of Your Home (the biggest asset you have)

First Impressions

Making a great first impression is important in gaining the maximum price and achieve the best possible outcome on sale day.

Make sure that the outside of your home is looking as good as it can be. Mow the lawns, edge the paths and weed the garden. If any work needs doing, attend to it before you put your house on the market.

We recommend that you look at your property from a buyer's point of view and go and stand outside and have good look around.

Take the time to look at other properties or open houses; see how they look, what properties stand out more that others and why. Some instant improvements can help a sale; a fresh coat of paint, some new plants, all of these can make a real impact when potential buyers are looking.

Tips for outside your home

- Book your Pre-sale inspection with Pinnacle Property Inspections
- Put garbage bins well out of site
- Clean out the garage or shed
- Keep lawns and shrubs neatly trimmed and garden well maintained
- Edge paths
- Repair and straighten gates, fences and clotheslines
- Clean all the windows
- Check if the roof needs a clean
- Thoroughly clean your paths, driveways and even the house walls with a pressure cleaner
- Brush cobwebs form walls, gutters and eaves
- Clean up pet toys and droppings
- Clear up yard form any unwanted clutter
- Give front door and front fence a coat of fresh paint

- Make sure if you have a doorbell that it is working
- Remove the washing of the clothesline

Tips for inside your home

- Eliminate clutter and excess furniture from every room to give the impression of space
- Clean and tidy every room, every cupboard and every wardrobe
- Clean everything, carpets, walls, blinds and even the furniture. Make your home sparkle
- Repair all doors handles, latches and catches and oil any squeaky door hinges
- Remove posters, stickers, photos and most paintings to create the feeling of space in each room
- Repair and paint cracks, dents and scratches in plaster walls
- Repair damaged doors and fly screens
- Replace any cracked or broken windows
- Repair any leaking taps and clean all tiles so that they shine
- Clean all lamps and light shades and ensure all lights are working
- If you have a wood heater or fireplace; clean and have it set ready to light
- Open all blinds and tie back curtains evenly to let the sunshine in
- Keep the window tracks and frames clean
- Open the windows to let fresh air flow throughout your home
- Remember that a warm is always more welcoming
- Have fresh flowers on display
- Your stove, oven, cook top and rangehood, along with the fridge and dishwasher should sparkle
- Clean toilets and bathrooms
- Keep washing out of sight
- Have mats clean and straight and towels folded neatly on rails

By using our Pre-sale Inspection, you are making sure that you are not left to the mercy of the buyers inspector.