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Improvements That Add Value







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Preparing your home to attract potential buyers can seem challenging. You want to do everything you can to make your property stand out, while enabling potential buyers to picture your home as their own. We'll share several simple, inexpensive ways to grab a browser's attention and increase the appeal of your home, inside and out. It's also a good idea to talk to a REALTOR® who can offer helpful advice about giving your home that extra advantage.

*A REALTOR® is a member of the NATIONAL ASSOCIATION OF REALTORS®

Improvements That Add Value	What You'll Need
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"><input checked="" type="checkbox"/></div> <div> <p>Do a little landscaping. Potential buyers will get their first impression of your home from its exterior. So stand outside and take a few moments to look at your home objectively. Could the grass use some cutting? Do the flowerbeds need a bit of TLC? Trimmed landscaping indicates a home that is well cared for throughout.</p> <ul style="list-style-type: none"> Replace mulch. Pressure wash the house. Edge sidewalks. Remove vegetation between concrete and bricks. Trim tree limbs that are near the roof. Cut the grass. Prune hedges. Freshen flowerbeds. Clear away dead trees and debris. </div> </div>	<p>Tools: Extension Ladders , Pressure Washer</p>
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"><input checked="" type="checkbox"/></div> <div> <p>Make your home more welcoming. Before homebuyers even come into your home, they'll be greeted by the front door. So think of it as another chance to make a good impression.</p> <ul style="list-style-type: none"> Install a new door. Paint your front door. Add some new house numbers. Get a new lockset, kickplate and house number combination that coordinates with a new light fixture. </div> </div>	<p>Materials: House Numbers, Kickplate, Lighting Fixtures, Paint</p>
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"><input checked="" type="checkbox"/></div> <div> <p>Refresh your deck. You want your outdoor space to be a place buyers can imagine enjoying during the summer with friends and family. Fuel their imaginations by rejuvenating the deck and furnishings.</p> <ul style="list-style-type: none"> Power wash deck clean. Reseal the deck. Use a wood lattice to enclose unsightly areas underneath. Add a bright umbrella. Replace cushions on furniture. Decorate with potted plants and flowers. Accent with a small fountain. Install wind chimes to create a serene atmosphere buyers are sure to appreciate. Use citronella candles to deter bugs. </div> </div>	<p>Tools: Pressure Washer</p> <p>Materials: Citronella Candles, Deck Sealer, Fountain, Patio Umbrella, Wind Chimes</p>

	<p>Repair every imperfection. You probably no longer notice your home's little imperfections. Buyers, however, probably will. These small blemishes may stick out in the buyer's mind, so make sure to fix them.</p> <ul style="list-style-type: none"> • Patch small cracks. • Repair drywall. • Replace broken tiles. • Replace old fixtures. 	<p>Tools: Squeegee or Grout Sponge , Waterproof Gloves</p> <p>Materials: Drywall Patching Plaster, Drywall Scraps for Patches, Drywall Tape, Faucet, Grout Sealant, Indoor Tile, Plumber's Putty, Silicon Caulk</p>
	<p>Clean every spot. Even if your house hasn't always been kept immaculate, you can still make it look that way. Whether you clean yourself or hire a professional team, it can really help lead to a sale.</p> <ul style="list-style-type: none"> • Scrub the bathroom and kitchen floors. • Steam clean rugs. • Polish hardwood floors. • Wash windows inside and out. 	<p>Tools: Scrub Brush , Squeegee or Grout Sponge , Steam Cleaner , Waterproof Gloves</p> <p>Materials: Cleaning Agent, Floor Polish, Rags, Window Cleaner</p>
	<p>Minimize the clutter. Unique things that make your place more "you" may actually distract buyers from envisioning their own personal touches. Remove them so they can imagine your space as their new home.</p> <ul style="list-style-type: none"> • Remove all personal items and pictures and place personal items in storage. • Clear clutter from the floor by using a shoe cube organizer. • Store all children's toys. • Add wire shelving / closet shelving for additional storage space. • Add a fresh coat of paint inside closets to make everything look clean and organized. • Place a few cedar blocks in your closet for a great scent. 	<p>Materials: Cedar Blocks, Moving Boxes, Paint, Shelving</p>
	<p>Improve energy efficiency. Making your home more efficient saves buyer's money over the long haul. Be sure to point out all the upgrades to buyers so your hard work doesn't go unnoticed.</p> <ul style="list-style-type: none"> • Install a programmable thermostat. • Place weather-stripping on doors and windows. • Wrap pipes to conserve energy. • Insulate your water heater. • Replace furnace filters. • Replace old appliances with energy-efficient ones. 	<p>Materials: Filters, Programmable Thermostat, Water Heater Insulation, Weatherstripping</p>
	<p>Give your favorite space a makeover. Chances are, you and your family spend the most time in the living room, but the last thing you want when selling is for the space to feel 'lived-in.' Refreshing the room with a few simple changes make the space more inviting to buyers while giving it a fresh feel.</p> <ul style="list-style-type: none"> • Paint walls in neutral colors like linen, cream and beige. • Use thin drapes in a neutral color to accent. • Switch generic switches with painted or ceramic ones. • Boost the look of natural lighting with daylight bulbs. • Add a throw rug to give a touch of softness to the place. 	<p>Materials: Accent rugs, Paint, Switch Covers, Window Drapes</p>
	<p>Create a camera-ready kitchen. Buyers want a kitchen that feels open and light. You'll want to repair any signs of wear and tear and replace any items that look dated or aren't working properly.</p> <ul style="list-style-type: none"> • Paint walls with white or neutral paint that complements the cabinets. • Replace existing hardware with cabinet pulls and knobs for a new look. • Install new lighting under the cabinet for a dramatic effect. • Highlight the island or countertop with a simple fixture. • Replace vinyl blinds with sheer bamboo or linen blinds. 	<p>Materials: Blinds, Cabinet Pulls & Knobs, Indoor Lighting, Paint</p>



Design a relaxing space.

Bathrooms get a lot of use. You'll want to make yours look fresh to buyers by replacing outdated or overused fixtures and adding a few nice, crisp details.

- Paint walls in soft, sedated colors like light blue, pale green or cream.
- Install a new faucet, fixtures and towel bars.
- Put in a medicine cabinet for added storage.
- Buy new towels in a light or neutral color.
- Replace the shower curtain and bathmat. A new shower curtain offers that "new car" smell.
- Keep the room looking clutter-free by organizing bath accessories in a shower caddy.
- Add a new bath mat.

Materials: [Bath](#)

[Mat](#), [Faucet](#), [Medicine](#)

[Cabinet](#), [Paint](#), [Shower Curtains](#)