

GETTING YOUR PROPERTY SHOWING READY!



A GUIDE TO HELP YOUR
PREPARE FOR SHOWINGS.

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When real buyers first see the property this is where they start forming their opinions on the property. It is critical to ensure that the property is looking its best for this.

THE APPROACH VIEW

- The property appears to be an ideal Colorado home- meaning clear of clutter and debris and is warm and inviting. Not cold and scary.
- Not needing to figure out where the front door is- If the buyers have to hunt for the front door when they arrive their interest starts to wain.
- Easy to access the front door without obstacles- Make sure that the decks and stairs are not cluttered with flower pots or other items. Loose ropes should be put away!
- Decking in good repair- No rotting or missing boards where buyers will be walking.
- Doorbell in working order - If you have a doorbell it will be tested multiple times.
- The front door does not have chipping paint or varnish- The front door sets the tone for the showing. Make sure it is in A+ condition
- Clean windows- Being able to see in is as important as being able to see out.

FRONT YARD

- No clutter or debris laying around- Buyers will walk around the yard as if they were at home, Make sure they can do so safely
- Flowers or shrubs are trimmed and orderly- If you have flower boxes or gardens please weed them and show the love you have for the home. The buyers pay attention to that
- Steps or walkway is cleared of mud, dust, rocks, and other debris.- Again buyers like to be able to safely walk around the property.



Once the buyers are in the home each room will leave an impression.

KITCHEN

- Light and Bright
- Remove Clutter
- Sparkling Floors
- Clean and organized Refrigerator
- Polished sink
- Empty Trash receptacle
- Dust

BEDROOMS

- Beds made
- Clothes put away
- Windows clean and coverings open
- Max wattage bulbs in light fixtures
- Remove unnecessary furniture

LIVING ROOM

- Carpets Clean
- Windows Clean and coverings open
- Paint if necessary
- Max wattage bulbs in light fixtures

CLOSETS

- Lights working
- Clothes hung neatly
- Arrange shoes
- Shelves orderly
- Remove unnecessary items to make them look bigger

BATHROOMS

- Fresh and spotless
- Countertops clutter-free
- Toilet lid down
- Shower curtain clean
- Fresh caulking or grout
- No leaking faucets
- Max watt light bulbs.



GARAGE & BASEMENT

GARAGE

- Store unnecessary items off-site
- Remove grease from the floor
- Clean and dust the cobwebs
- Organize shelves and tools
- Insure garage door works smoothly

MECHANICAL

- Heating system serviced
- All appliances are in working order
- Locks and latches in working order
- Well in working order
- Septic system pumped and in good working order



EXTERIOR

EXTERIOR

- No chipping paint
- No missing trim
- The siding is well maintained
- The roof is in good repair
- Windows are in good repair not broken or missing
- You can walk around the property with no hassle

OUTBUILDINGS

- Are in good repair
- Easy to access
- Organized and tidy inside

PENS AND/OR CORRALS

- Are in good repair
- Gates and latches work well
- No debris inside

OUTDOORS

- Mow lawn area or gathering spot
- Trim Trees and shrubs
- Replace or remove dead plants
- Have native plants to the area
- Keep the driveway, walkways, and steps clear of debris and clutter.
- Fences in good repair

ANIMALS

- Are safely secure in their proper enclosures
- Unless due to a medical reason in good condition
- Have been taken care of before the showing
- Water tanks filled before showing
- Indoor pets removed if possible before showing





let's get in touch

150 E. Bennett Ave

Cripple Creek CO 80813

(719)648-2288

www.golddistrictrealty.com

graingerstarr@gmail.com