

Home Sale Prep Timeline

Some of us toy with the idea of selling a home for a few years, others have two weeks to get it ready for its first open house. Whichever category you fall under, I've got a general timeline for preparing your home for sale that will fit your needs.



A Year To Go

12 months

- Consider replacing appliances that are more than 10 years old
- Give plumbing and heating and cooling systems a thorough check and fix what's wrong

6 months

- Talk to a realtor.
- Paint the interior. I, normally the Queen of Color, suggest a neutral, fairly uniform set of tones, especially in the common areas
- Update light fixtures, door knobs, and faucets
- Call in Monarch Interior Solutions for a Home Sale Prep consultation. We'll give you a list of suggested improvements. Need more than a list? We can call in our crew and take care of it for you.

3 months

- Give flooring a good hard look. If carpet is showing its age and won't be up to snuff even after washing, now's the time to replace it. Wood flooring discolored or worn? Refinish it.
- Start going through all your storage spaces. Pack away what you won't need for 4 or 5 months, donate items you really don't need. Be ruthless!
- Check and repair outside hardscaping and fix uneven bricks, broken pavers and concrete...

1 month

- Pack up almost all of your books, CDs and DVDs (ok, I'm showing my age), and clear out half--yes half!--of the clothing and shoes in your closets.
- Arrange to have friends or family keep your pets on open house days.
- Time for photos for the listing? Monarch Interior Solutions can prepare each room to show at its best. I highly recommend having us onsite during the shoot as well.



Two weeks

- Give your front door a fresh coat of paint
- Clean upholstery and carpets
- Freshen the plants in your garden beds, window boxes, and containers. Focus on the front yard and be sure your house is welcoming. We don't want any prospective buyers driving on by.
- Call in Monarch for a room arrangement consult, if you haven't done so yet.

One week

- Thoroughly clean EVERYTHING. Blinds, walls, ceiling, fan blades, under and inside the fridge, under the furniture, scrub the tubs, and hand wash every corner of the floors. Hear yourself saying, "No one will notice this. It's good enough"? That's a sure sign that it's time to call in professional cleaners.
- Pack away family photos, mementos, and anything that encourages visitors to focus on anything controversial. It's all about the house and making others envision themselves (and their tastes and beliefs) there. Clear off the refrigerator door and check closets and drawers again--people will look!
- Powerwash the exterior and wash windows and screens inside and out. Show the house without the screens.
- Make sure your bedding is clean and appealing.

Morning of Open House

- Dust, run the vacuum, wash the floors and countertops again so that everything smells fresh.
- Water the plants outside, hose off the walkways, patio, and deck.
- Create a few flower arrangements for the inside.
- Put away valuables, paperwork, bills...
- Make sure nothing is out of place.
- Pick up your pets and all evidence of them and scoot.
- Monarch Interior Solutions offers an Open House Service designed to make your house especially welcoming. Using subtle and pleasant aromas, flowers, food, and tableaux, we create connections. We help visitors picture themselves happily living in this house.

Have Less Than a Month to Get Your House Ready For Sale?

- Call us for a Must Do list and let us help you get to it all.
- Clean everything--inside, outside, underneath, behind...
- Repaint the front door and anything else that needs repainting.
- Freshen the garden and containers. Weed, edge, trim, mulch.
- Pack or give away everything you don't absolutely need.
- Fix what needs to be fixed. Replace what can and should be replaced.
- Rearrange rooms for neatness and flow.

