

# DESIGNED TO APPEAL<sup>SM</sup>

A Home Staging Company serving New York City and the Hamptons

[www.designedtoappeal.com](http://www.designedtoappeal.com)

917.297.1528

## Master Bedroom Closet Checklist

Before you put your home on the market, take a closet at a time (including those in the kitchen and bathrooms) and discard and donate what you don't want or use, and pack away anything you haven't used in four months. Since you will be doing this chore anyway when you've sold, you might as well start now.

Master Bedroom closets are something that homebuyers especially pry into, so it's a good idea to appear spacious, neat and organized. Spaciousness denotes adequate storage. And, the more neat and organized you appear to be, the more your homebuyer will view the house or apartment as "taken care of".

Below is a step by step checklist of how we suggest you attack your master bedroom closet:

- Discard, donate or pack away anything you have not used or worn this season. Think ahead in terms of weather, but it's best to store off-season clothes.
- Group by item starting with shirts, blouses, jackets, skirts and lastly pants (if you have a walk-in closet, pants should be in the back.)
- Separate the His and Hers sections.
- Remove dry-cleaner plastic from all clothing. It's not good for clothes anyway.
- Within each item category, arrange by length of sleeve and then by color or light and dark.
- Consider buying wood hangers OR at least buy matching plastic hangers.
- Make sure each item is facing the same direction.
- Organize any "loose" items such as handbags, belts and scarves in matching bins, boxes or baskets on the top of the closet or on attractive racks or hooks (men's ties).
- Consider buying a closet system (Container Store or Target) which can be very appealing to homebuyers.
- Finally, since closets usually don't have any natural light, make sure your artificial light is extra bright by replacing the bulbs and cleaning the fixtures.

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## Open House/Scheduled Showings Checklist

Here are recommendations of things to do before you show the house in order to make the most out of your potential buyer traffic.

### Curb Appeal

- Park cars down the street and away from driveway and front of house in order to give buyers clear picture of home
- Remove any front lawn debris, toys, trashcans, pet debris etc.
- Garage doors down and front door wide open

### Interior

- Excess toys should be packed up and stored; each child will choose a basket or bin of favorite toys to play with
- Quickly go through home and pick up any extraneous stuff i.e. toys, clothes
- Create a junk drawer or basket where last minute clutter (today's mail, newspapers, etc.) can be stashed at a moment's notice
- Securely store personal items and anything small but valuable
- Remove make-up, shampoos, hair dryers and toiletries from bedrooms and bathrooms, and store (a handled shower caddy is a fast way to transfer shampoos from shower/bath to bathroom vanities or linen closets)
- Turn ON every light in the home and light candles (only in safe areas when you know your Realtor will be around)
- Open all blinds and window coverings for maximum light (unless there is privacy or view issues)
- Ideally have windows open but make sure the home is a comfortable temperature
- The house must be spotless, however, if not enough time, at least spray and wipe bathroom and kitchen counters
- Vacuum high traffic areas (if time)
- Fluff couch pillows, place throw strategically, organize coffee table
- Fire in fireplace if appropriate
- Close TV cabinet doors
- Turn on interior lights in china cabinet or shelves
- Set out dress towels in bathroom
- Toilet seats down
- Fluff beds and pillows in all bedrooms
- Keep music on low (use TV cable in order to keep uniform in every room)
- Always have fresh flowers on hand during home selling months and place them throughout home (particularly in bathrooms and bedrooms)
- If time, bake chocolate chip cookies in oven and give to guests along with a pitcher of lemonade on tray or coffee brewing on a tray
- All ceiling fans should be on low
- All doors in house should be open as far as they can go EXCEPT closet doors (unless walk in)
- If time, set out "Emotional Connection Points" in each room i.e. set out kitchen place settings, bed tray, patio trays etc.
- If time, make arrangements for pets outside of the home (e.g. day care or friend)
- Remove any pet dishes, litter boxes, etc. completely
- Empty all garbage cans (especially in kitchen and bathrooms)

## Your Moving Checklist

### Six Weeks before Moving:

- Start talking to your children about the move so they are not anxious
- If using a moving company, call and get estimates and choose a company
- If you are moving yourself and need moving trucks, call now to book the truck. If you wait, you will risk not having an available truck.
- Pick an afternoon or evening for everyone in the family to go through their clothes. Make piles of clothes to toss, to give to charity, and keep.
- Remember moving is an excellent time to purge!! Really take a look at items that you have stored in the garage, basement, etc. Chances are if you have not used it in 6 months you most likely no longer need it. Many items you once felt you had an emotional attachment to, you may now find that you don't. You still have the memory but you may not necessarily need the macaroni pen holder you made in grammar school!
- Create an inventory of everything to be moved
- Collect everything that is not to be moved and have a garage sale or donate to charity (charitable donations are tax deductible so save the receipts)
- Get boxes and start packing

### Four Weeks before Moving:

- Notify any mail subscriptions of a change of address
- Check out your new community if you are not familiar with it; use the internet to locate all of the stores and places you use in your current community
- Get children's school records
- Find the schools your children will go to and make arrangements for them
- Look into new daycare should you require it
- Collect everything from neighbors or friends that you have lent out and return everything you have borrowed
- Check with your Veterinarian for pet records. If your pets are micro chipped notify the chip company of new address and phone numbers. If you are traveling to your new location give them cell numbers and have them post notes that you are in transit in case the pets escape during the move.
- Set up a disconnect date with the utility companies and make sure they have your new address so they can send you a final statement or deposit refund if it's due
- Stop shopping online so you don't have packages delivered that won't make it before you move

- Service power mowers, boats etc., Drain all gas/oil to prevent spills and or fires when moving
- Check with doctors and dentists for all family records and prescriptions
- Check freezer and use all the food you can use until you move
- Check your pantry for expired canned items or items almost empty; toss what you don't want to take with you
- If you have a safe deposit box and are moving out of the area, remove your contents so you can take them with you
- If you have house plants consider giving them to friends or neighbors as they may not survive the move

## One Week before Moving

- Handle your banking needs, close accounts if needed etc.
- If moving long distance, have your car serviced and fill all fluids
- Request a change of address from the post office (this can be done online at USPS.gov)
- Dispose of combustibles and spray cans - they can explode especially if moving in the heat
- Finish packing and don't forget to mark the boxes
- Create one large room in your house for the packers/movers to be able to use so they can work freely
- Cancel newspaper and garden services
- Review the entire list to make sure you have not overlooked anything
- Don't forget your pets - make any arrangements to ensure their safety in the move

## Moving Day:

- If you are moving locally have one person go to the new house when delivering the first load and one person stay behind to keep the process going
- Have small children stay with friends or family as children will slow the process and get bored
- Tell packers/mover about fragile or precious items
- Make a final check of the entire house including closets, shelves, attic, garage, every room
- Make sure the movers have your correct new address and they know how to get there
- Exchange cell phone #'s with the driver
- Lock all doors and windows and advise your real estate agent that you have left

Moving does take a lot of time and energy and can be a stressful experience for everyone in the family. Be sure to plan ahead and remember that moving affects everyone in the family so everyone needs to be considerate and mindful of each other's feelings.