

the Buyer Notice checklist

The small improvements buyers actually notice before you sell



High-Impact Improvements

Before spending thousands on renovations, start with the improvements buyers actually notice.

Exterior

- ☐ Pressure wash driveway and sidewalks
- ☐ Pressure wash siding and garage door
- ☐ Fresh mulch around the front entry
- ☐ Trim shrubs and overgrown landscaping
- ☐ Clean or repaint the front door
- ☐ Replace worn welcome mat

Kitchen

- ☐ Replace burned-out or mismatched light bulbs
- ☐ Replace outdated cabinet hardware
- ☐ Replace cracked or discolored caulk
- ☐ Clear countertops of unnecessary items
- ☐ Paint cabinets if they're dated but in good condition

Bathrooms

- ☐ Deep clean everything
- ☐ Replace old caulk around tub and shower
- ☐ Re-grout stained tile if needed
- ☐ Update mirrors or light fixtures
- ☐ Replace old towel bars, hooks, or toilet paper holder if dated

Flooring

- ☐ Professionally clean carpet
- ☐ Replace badly worn carpet
- ☐ Repair damaged flooring
- ☐ Touch up scratched hardwood where possible

Whole House

- ☐ Paint bold or heavily worn rooms a neutral color
- ☐ Replace out-dated light fixtures
- ☐ Replace broken switch plates
- ☐ Fix dripping faucets
- ☐ Eliminate pet, smoke, or cooking odors
- ☐ Fix running toilets
- ☐ Declutter countertops and closets
- ☐ Wash windows inside and out
- ☐ Touch up scuffed paint

Medium-Impact Improvements

(Worth considering depending on your home's price range and condition)

- ☐ Replace an out-dated ceiling fan
- ☐ Replace bent or yellowed blinds
- ☐ Update house numbers if they faded or dated
- ☐ Add simple landscaping near the front door
- ☐ Replace an old mailbox if it's one of the first things buyers see

Before Every Project, Ask Yourself...

Will a buyer notice this within the first five minutes of walking through my home?

If the answer is yes, it's probably worth doing.

If the answer is no, think carefully before spending the money.

Need a second opinion?

Every home is different. Before spending money, it helps to know which improvements buyers in your price range are most likely to notice.

Schedule a pre-listing walkthrough, and I'll help you decide which projects are worth doing and which ones you can confidently skip.

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