THE WEST VIRGINIA SELLER PREP CHECKLIST

Get your home *market-ready*, room by room.

The small, inexpensive things that help buyers fall in love online and in person, plus the paperwork to gather before you list.

A free guide from
Christina & David Di Filippo

Curb appeal FIRST IMPRESSION

- [ ] Mow, edge, and trim shrubs away from windows
- [ ] Add fresh mulch and a few seasonal plants by the entry
- [ ] Power-wash siding, walkways, and the porch or deck
- [ ] Clean the gutters and clear any downspout runoff
- [ ] Clean or paint the front door and polish the hardware
- [ ] Make sure the porch light works and house numbers are easy to see

Every room

- [ ] Declutter: aim to remove about a third of what's out
- [ ] Put away most family photos and personal items
- [ ] Deep clean, including windows, baseboards, and ceiling fans
- [ ] Touch up scuffed walls; repaint bold colors in soft neutrals
- [ ] Replace burned-out bulbs, using the same color temperature throughout
- [ ] Fix the little things: dripping faucets, sticky doors, loose handles
- [ ] Freshen odors from pets, smoking, or cooking

Kitchen & baths BUYERS LOOK HARDEST HERE

- [ ] Clear the counters, leaving one or two simple items
- [ ] Re-caulk tubs and sinks and scrub the grout
- [ ] Organize under the sinks; buyers open every cabinet
- [ ] Set out fresh, matching towels

Storage, basement & garage

- [ ] Thin out closets to about half full so they look roomy
- [ ] Tidy the garage and give everything a place
- [ ] Keep the basement dry; run a dehumidifier if needed
- [ ] Change the HVAC filter and note its last service date

Photo day & showings

- [ ] Turn on every light and open the blinds
- [ ] Move cars out of the driveway
- [ ] Put away pet bowls, beds, and litter boxes
- [ ] Take valuables, medications, and mail with you

Better Homes and Gardens Real Estate CENTRAL

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The West Virginia Seller Prep Checklist

PAPERWORK & NEXT STEPS

Paperwork to gather SAVES WEEKS LATER

- [ ] Your deed and any survey or plat of the property
- [ ] Most recent property tax bill
- [ ] Your mortgage lender's contact info for a payoff statement
- [ ] About 12 months of utility bills, so buyers can see averages
- [ ] HOA documents, dues, and rules, if applicable

Records buyers will ask for

- [ ] Receipts and warranties for upgrades: roof, HVAC, water heater, windows
- [ ] Septic pumping and well water test records, if you have them
- [ ] Any past radon test or mitigation system information
- [ ] Mine subsidence insurance information, if your home has it
- [ ] Manuals for appliances that stay with the home

> **Before you spend on a big project:** talk with us first. Some updates pay for themselves at sale time and some don't, and the answer depends on your neighborhood and price range.

How selling with us starts

THREE SIMPLE STEPS

1

Request your report

Reply to our email, call, or text. We'll gather the details about your home.

2

Walk through together

We'll see your home in person and point out the few things worth doing before you list.

3

Get your plan

Your price range, timing, and a marketing plan for your home. Then you decide.

What's your home *worth today?*

Request your free Home Value Report. We'll compare your home with recent sales near you and give you an honest number, with no pressure and no obligation.

Reply to our email, or
Christina 304-545-6364
David 304-550-7036

Who we are

CHRISTINA & DAVID

Since 2008
helping West Virginians buy and sell

1,200+
families helped

Statewide
serving all of West Virginia

We're **Christina and David Di Filippo**, a husband-and-wife duo with Better Homes and Gardens Real Estate Central and consistently among the top-producing agents in West Virginia. When you list with us, you work directly with both of us, from the first conversation to the closing table.

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