

Get your home ready to sell

Six steps that help your home show beautifully and sell for top dollar.



1 Declutter and depersonalize

- Clear counters, closets and shelves
- Pack away family photos and collections
- Rent a storage unit if needed

2 Deep clean, top to bottom

- Windows, baseboards, grout and appliances
- Carpets steam-cleaned, floors polished
- Fresh, neutral scent throughout

3 Boost curb appeal

- Mow, edge, weed and add fresh mulch
- Power-wash siding, walkways and deck
- A clean, welcoming front entry

4 Handle small repairs

- Fix what a buyer or inspector will spot
- See the budget-friendly list on the back
- Consider a pre-listing inspection

5 Stage the key rooms

- Living room, kitchen and primary bedroom
- Arrange furniture to show space and flow
- Bright, warm lighting in every room

6 Gather documents early

- Utility, tax and HOA or condo details
- Warranties, permits and renovation records

MASSACHUSETTS MUST-DOS

Smoke & CO certificate

Required from your local fire department before closing.

Title 5 septic inspection

Required if your home is on a septic system.

Budget-friendly fixes on the back →

Lead paint disclosure

Required for homes built before 1978.

Thinking of selling? Let's get your home market-ready.



Kathryn Phillippe

REALTOR® · eXp Realty

617-774-7470

kathrynn.phillippe@exprealty.com

IG @noor_real_estate_ma

A clear path home



Scan for my
digital card

exp
REALTY



Small fixes, big impression

Inexpensive repairs that help buyers see value and move in with confidence.



Budget-friendly fixes that add value

\$ = under a few hundred · \$\$ = a bit more

\$\$

Fresh neutral paint

Walls, trim and the front door; the biggest visual impact for the cost.

\$

Fix leaks and drips

Faucets, running toilets and under-sink leaks buyers will notice.

\$

Re-caulk and clean grout

Tubs, showers and sinks look newer instantly.

\$

Patch walls and touch up

Nail holes, dings and scuffs on walls and trim.

\$

Update hardware

Cabinet pulls, doorknobs and outlet covers in a matching finish.

\$\$

Swap dated light fixtures

Especially the entry, kitchen and dining room.

\$

Bright, consistent bulbs

Replace burnt-out bulbs with matching warm LEDs.

\$

Fix doors and windows

Sticky doors, loose knobs, torn screens and broken blinds.

\$

Service the HVAC

Replace filters and keep the service record handy.

\$

Refresh the entry

New house numbers, doormat, mailbox and planters.

USUALLY SKIP BEFORE LISTING

- Major kitchen or bath remodels
- Highly personal design choices
- Luxury upgrades the neighborhood will not support

NOT SURE WHAT TO FIX?

I'll walk through your home with you and recommend the updates that matter most for your price range and town.

Costs vary by home and contractor. Massachusetts requirements summarized for general information; confirm with your town, attorney or licensed inspector.



Kathrynn Phillippe REALTOR® · eXp Realty
617-774-7470
kathrynn.phillippe@exprealty.com
IG @noor_real_estate_ma
A clear path home



Scan for my card

exp
REALTY



Equal Housing Opportunity. Proudly serving all home buyers and sellers. Brokered by eXp Realty.