

Exterior

First impressions start at the driveway. Autumn weather can make a home look messy quickly if leaves and gutters are neglected.

- **Clear leaves and debris continuously:** Rake lawns, sweep walkways, and clear driveways right before showings and photo shoots.
- **Clean gutters and downspouts:** Buyers and home inspectors check for water management; overflow stains on siding are a red flag.
- **Refresh porch decor:** Keep seasonal accents minimal and polished. A clean doormat, a pot of potted chrysanthemums, or subtle ornamental squashes add warmth without looking cluttered.
- **Trim dead branches & overgrown shrubs:** Ensure trees don't block windows, rooflines, or path lighting.

Maximize Interior Light & Warmth

As days grow shorter, homes can easily feel dim or cold during late-afternoon showings.

- **Clean all windows inside and out:** Clean glass maximizes natural sunlight, which is especially critical during fall's lower sun angles.
- **Upgrade bulbs to bright, warm LEDs:** Swap out low-wattage bulbs. Aim for warm white (2700K–3000K) to keep spaces cozy without looking yellow or harsh.
- **Keep blinds fully open for daytime showings:** Draw back heavy curtains to let in every bit of available daylight.
- **Set the thermostat to a comfortable temperature:** Aim for around 20°C–21°C so buyers feel instantly comfortable stepping inside from the chill.
- **Highlight fireplaces:** If you have a gas or wood fireplace, ensure it's clean, inspected, and operational. Turning on a gas fireplace during showings creates an inviting focal point.

Prepare Home for Inspections

- **Service the HVAC / Furnace:** Have a licensed technician inspect the furnace and replace air filters. Leave the service tag visible as proof of maintenance.
- **Inspect roof and chimney:** Repair missing shingles and ensure flashing is sealed to prevent leaks during autumn rainstorms.
- **Seal gaps and drafts:** Recaulk windows and weatherstrip doors to eliminate noticeable drafts during walk-throughs.
- **Drain outdoor spouts & store hoses:** Demonstrates to buyers that the home has been properly winterized.