



OCTOBER HOME EDIT

Before Everyone Ends Up at Your House...

The little things worth doing now so you're not panic-fixing them the week before everyone arrives.

Your house is about to get a lot more
attention.

5 quick tests · 5 fifteen-minute resets · 1 money mistake to skip



Fall is officially here — which means overnight guests, holiday dinners, a pile of packages at the front door and at least one person asking, “Do you have somewhere I can hang my coat?” (*Spoiler: it’s the guest bed. It’s always the guest bed.*)

Before the calendar gets crazy, here are the small, weirdly satisfying fixes I’d knock out this month.

THIS MONTH

10

little fixes before the
doorbell starts
ringing

START HERE

5 Tests Your House Should Pass Before November



The 8 PM Test

Walk outside after dark. Could a pizza driver read your house numbers? Count the burned-out bulbs. (It's always more than you think.)



The Coat Closet Test

Could five guests' coats actually fit in there? If you're playing Tetris with the vacuum, October is your warning. 😊



The Sit-Down Test

Sit in the guest bathroom. Yes, actually sit. You'll spot the wobbly TP holder, cracked caulk and missing spare roll instantly.



The Dishwasher Filter

Most people don't know there is one. Twist it out of the bottom of the tub and rinse. Future-you, loading Thanksgiving dishes, says thanks.



The Wi-Fi Test

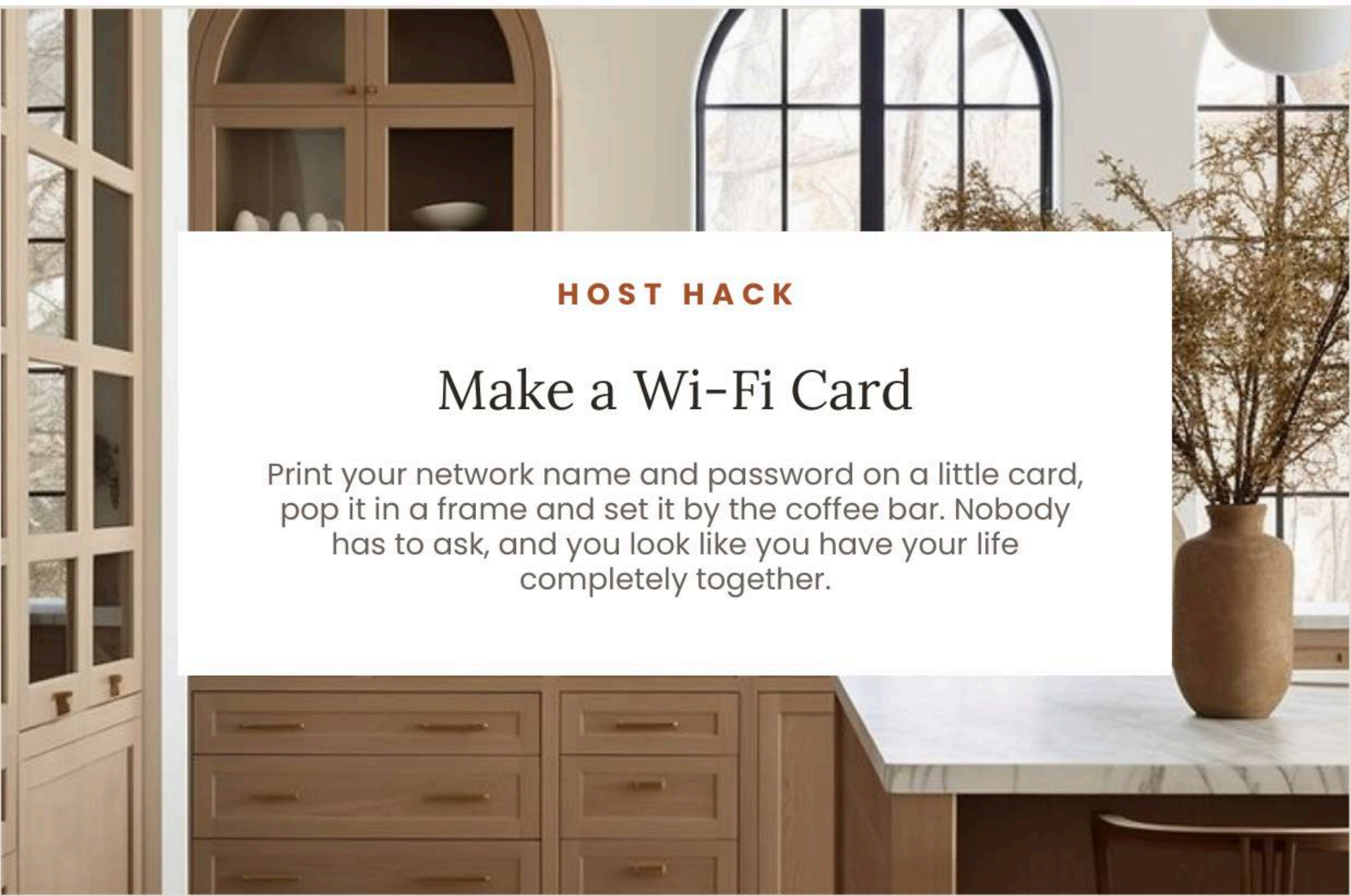
Do you know the guest password? Is it still taped to the router from 2019? (Asking for everyone who's coming over.)



HOST HACK

Make a Wi-Fi Card

Print your network name and password on a little card, pop it in a frame and set it by the coffee bar. Nobody has to ask, and you look like you have your life completely together.



THE WEEKEND LIST

The 15-Minute House Reset

Pick one this weekend. Set a timer. Done before your coffee gets cold.



01 Vacuum the heat registers

Pop the covers off and vacuum inside before the furnace blows last spring’s dust all over your guests.

02 Check the dryer vent — not just the lint trap

Pull the dryer out and check the hose and the flap outside. A clogged vent means longer dry times and a real fire risk.

03 Retire the sad hand towels

You know the ones. Two fresh towels in the guest bath is the cheapest upgrade in your entire house.

04 Find your outdoor water shutoffs

Disconnect the hoses and shut off outdoor faucets before the first hard freeze. A burst pipe is nobody’s idea of a holiday.

05 Test the doorbell

Delivery season is coming. So is Aunt Linda. Swap the battery or check the chime now.

Small things. Much better handled now than 20 minutes before the doorbell rings.

WHICH ONE ARE YOU DOING FIRST? 01 02 03 04 05



ONE THING I WOULDN'T DO

Start randomly spending money on your house because you might sell next year.

New light fixtures. Paint. Flooring. Countertops. Landscaping. Some updates absolutely pay you back when it's time to sell. Others cost a fortune and buyers barely notice. Here's the quick gut-check I give my own clients:

✓ USUALLY WORTH IT

- Fresh, neutral paint in the rooms everyone sees
- Fixing what's broken, leaking or squeaking
- Bright, matching bulbs in every fixture
- A clean front door and tidy landscaping

✗ THINK TWICE

- Brand-new countertops "just because"
- Trendy flooring you're picking for buyers
- A big landscaping overhaul
- Anything you'd only do "for resale"

Before you tackle the expensive stuff, text me. Five minutes on the phone could save you thousands – and a whole lot of Saturdays.



YOUR 2027 GAME PLAN

Thinking a move might be on your 2027 list?

I'll walk through your home and hand you my completely honest, room-by-room list of what's worth doing before you sell — and what isn't.



DO THIS

Worth your money before you list



SKIP THIS

Buyers won't pay you back for it



DO THIS LATER

Smart — just not before you sell

It's the exact walk-through I do for my sellers: what actually moves the needle on price, what's a waste of a perfectly good Saturday, and what can wait. Whether you move next spring or in five years, you'll know exactly where your money should go.

REPLY "LIST"

and I'll put yours together.



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HOMEOWNER TIP: Save this email and knock out one thing each weekend in October. Your November self will thank you.