



# THE ULTIMATE SELLER *checklist*

## WHOLE HOUSE

- Objectively Evaluate Every Room

## CLEAN / REPLACE AS NEEDED

- Light Switch Covers
- Fireplace
- Light Bulbs
- Front door
- Carpets
- Blinds
- Doors and Door Knobs
- Interior & Exterior Paint
- AC/Heater vents

## DUST EVERYTHING!

- Walls
- Blinds
- Ceilings
- Baseboards
- Windows
- A/C Intake Vents
- Ceiling Fans

## MAKE IT INVITING

- Rearrange furniture to maximize visual floor space
- Pack up all knick-knacks and figurines
- Prune and nurture all house plants
- Remove any furniture that you can live without
- Remove all but a few decorative books from bookshelves
- Pack away personal family photos to de-personalize the home
- Reduce the amount of wall art to 1-2 items per room
- Add lamps to any dark spaces to brighten the room
- Avoid using Scented candles, sprays, and plug-in air fresheners
- Leave your home smelling fresh and clean with an essential oil diffuser

## LIVING & FAMILY ROOMS

- Keep coffee tables clear
- Remove any ashtrays
- Keep furniture at a minimum
- Any toys should be stored out of sight
- Use pillows and throws to soften the space





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## DINING ROOM

- Bottom of Chandelier should be at min. 60" from the floor
- Keep dining table clear except for one nice centerpiece
- Remove extra chairs from the table and dining room
- Remove extra leaves from the table
- The table should seat 4 to 6 chairs max.

## KITCHEN

- Clear all items from kitchen countertops
- Clean tile grout; bleach if needed
- Clean the stove, oven, and microwave
- Clear the refrigerator of magnets, pictures, etc.
- Repair broken or loose corners on countertops
- Replace burner pans on the stove if worn
- Keep all mops, brooms, vacuums, etc., put away.
- Empty the garbage before each showing
- Remove any pet food / water dishes before showings
- Organize pantry to look nice and neat
- Box up any dishes & cooking supplies you can live without
- Scrub/polish the sink to make it look like new again

## BEDROOMS

- Make beds daily
- Invest in new bedspreads if necessary (consult stager first)
- Clear off bedside tables, dressers, etc.
- Store daily necessities in drawers or closets
- Organize closets to be nice and neat
- Keep closet doors closed
- Keep all the floors clear and vacuum regularly
- Remove all wall decor, other than a tasteful piece of art
- Repair any holes or damage to walls

## LAUNDRY

- Put soap and supplies in cupboards
- Keep all surfaces and sink clean and empty
- Use high watt bulbs to make it look brighter
- Remove any and all clothing, dirty or clean.
- Keep floors cleared of clutter and mop regularly





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## BATH

- Clear and clean ALL surfaces
- Display a bottle of hand soap or a clean bar of soap
- Purchase new towels if necessary (consult stager first)
- Coordinate all linens in one or two colors
- Fold towels in thirds on towel rack
- Remove all unnecessary items out of shower stalls and tubs
- Clean or replace all shower curtains
- Clean any moldy areas in the showers and baths
- Replace caulking to make it look new again
- Take off all cloth toilet lids and keep lids closed
- Hide garbage cans and cleaning supplies
- Organize cabinets to be nice and neat

## GARAGE

- Clean and sweep out the garage
- Keep storage nice and neat
- Repaint dirty areas
- Pack anything you can live without

## EXTERIOR

- Look at your house objectively from your neighbor's yard
- Clean or repaint the front door if needed
- Repaint the exterior and trim if needed
- Replace any rotten wood on the exterior
- Sweep all walkways, patios, porches, and decks
- Pressure wash any dirty/stained concrete
- Re-stain deck wood as needed
- Wash windows, inside and out
- Use outdoor furniture to show use of space
- Outdoor drapes, pillows, and throws create an inviting retreat

## YARD

- Prune bushes and plants to look healthy
- Do not allow shrubs or plants to block windows
- Weed all planting areas
- Put down fresh mulch to restore color contrast
- Keep the lawn freshly mowed, edged, and fertilized
- Remove any dead plants
- Add a few flowers for a splash of color if needed

