



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

