

Showing Prep Checklist

This checklist is designed to give a lasting first impression that top dollar commands. If you will still be living in your home at the time of the showings, make the modifications that work for you. Included are some additional suggestions for making that first impression last. All of your hard work will pay off! Remember, the spotless home will sell over another in the same price range.

CURB APPEAL

- Keep clutter free, weeded, mowed and pathways trimmed back
- Blooming flowers are always a nice touch if the season allows
- Eliminate weeds in driveway or paver cracks. (vinegar is a nice organic option)
- Consider putting down some fresh mulch
- Limit planters to a couple and remove planters without healthy growth

FRONT PORCH

- Sweep. Routinely dust off and any cobwebs on lights, door frame, windows
- Consider giving the front door a good scrub or a fresh coat of paint
- If screen door is older, consider removing, replacing or painting
- Blooming flowers in ground or potted always enhance a first impression

INSIDE THE HOME

- Use only mild room freshener scents
- Turn on all the lights and open the blinds
- If a room has poor lighting, consider leaving lamps on for showings
- Ensure all light bulbs are bright white or daylight and in working order
- Keep toilet lids closed
- Turn ceiling fans on low

WALLS

- Scrub off handprints, furniture marks and normal wear to determine if painting is needed
- Fill nail holes and touch up paint. Avoid painting over putty that has not been blended smoothly
- If you have dark or bright colors, consider using light neutral tones
- If you need to match paint, you can take a razor blade with handle and scrape a section to take to your local paint store for a touch up match. If it doesn't blend well, paint the full surface
- If there are smudges from overpainting adjoining walls or walls and ceilings consider a touch-up

WINDOWS AND WINDOW COVERINGS

- On shutters or blinds: dust or better yet, use warm soapy water to wipe each slat and the frame
- Wipe down window ledges, frame and ledge
- Clean windows inside and out where possible to gain the full streak-free sparkle

BASEBOARDS

- Use a broom to sweep the tops curve to baseboards
- Use a broom to sweep any carpet at the bottom of baseboard
- Use a damp cloth with warm soapy water to wipe down any dust collected in the routed grooves
- Consider painting if chipped or scuffed

SLIDING GLASS DOORS

- Vacuum sweep and wipe all debris from the floor tracks of sliding doors inside and outside

KITCHEN

- Vacuum and wipe all debris inside cabinets and drawers
- Scrub floors and baseboards under cabinets
- Wipe outside of cupboards, degreasing around stove or microwave venting and refrigerator tops
- Clean burners or stove top
- Clean stainless-steel appliances and keep free of smudges. Wipe down top of refrigerator
- Keep kitchen counters clear and clean. Granite cleaner or window cleaner works well
- Wipe smudges off kickplates below cupboards. Scrub black dots...residue from spiders living in area
- Keep the top of refrigerator cleared off and as much of the countertops as possible

DOORS

- Scrub around door handles and door frames
- Wipe dust off hinges and tops of door and door frame
- Shut door and clean floor in back corner
- Wipe the routed decorative panels as they collect dust
- Wipe closet doors, dust any lever doors and wipe of shelves in closets

BATHROOMS

- Clean sink and bleach any caulking that has discolored from mildew
- Scrub bathtub and shine faucets
- Clean toilet including base and sides
- Wipe out drawers
- Clean under sink and wipe clean
- Wipe out medicine cabinet and remove or secure any medications from theft
- Clean soap scum off shower glass and wall tiles

- Clear out personal items or neatly stack boxed items ready for move
- Sweep and mop floors

LAUNDRY ROOM

- Scrub floors
- Wipe down all appliances
- If appliances are worn, consider appliance touch-up paint, a piece of fabric or basket for the top

FLOORS / CARPETS

- Professionally clean carpets. If pile has become flat, rake to restore
- Clean floors and grout where discolored. Grout cleaner works wonders!

LIGHT FIXTURES

- Dust and wash as needed, especially fan blades - buyers notice!
- Dust glass and if insects have collected inside, remove glass to wash or use vacuum hose.

HVAC/HEAT PUMP

- Replace all filters
- Wipe dust off indoor unit and vacuum dust within enclosure
- Remove any weeds growing around outside unit, be sure sprinklers don't hit it

YARD

- Keep mowed and weeded

POOL

- Maintain a clear pool free of debris
- Consider pressure washing pool deck. Repaint if needed.
- Screen enclosures should be wiped or hosed clean

OPEN FEEL AND DEPERSONALIZATION

- Box things you can do without that will clear off shelves and counters (keep in garage or storage)
- If there is furniture you plan to part with, now is a good time. Less is better for showing.
- Monograms and family photos are best removed for privacy so people can envision their belongings
- Less is better when it comes to wall hangings
- Tidy pantry to look spacious. People like to open pantry doors to see how big it is.
- Avoid any items hanging on fridge or stored on top