



Home Listing Prep & Declutter Guide

Key Notes:

1. Don't underestimate the power of a deep clean! Even if you hire cleaners on a recurring basis, when you're getting ready to list your home it's time to take the cleaning up a notch.*

When possible, please schedule a thorough cleaning just before the photos are taken.

**Spaces that often need extra attention are baseboards and trim, corners (both high and low), under furniture, appliances (inside and out - don't forget the top of the fridge), the laundry room, shower/tub grout and caulking, floor tile grout, carpet spots and windows (inside and out).*

2. Potential buyers will want to look inside cabinets and closets to gauge the amount of space. Avoid using these spaces for storage as it will give the impression that the space is too small. Instead, consider choosing a section of the garage or basement where you can neatly store extra items.

3. Items such as valuable jewelry, family keepsakes, medications, firearms and ammunition, records and documents containing personal information should be locked up or stored in an inaccessible area or offsite.

4. Less is more! If in doubt, pack it up or remove it. I have a variety of home staging and decor items that I will bring in as needed.

Kitchen:

- Counters should be completely clear - small appliances, knives and cooking utensils stored or packed away
- Remove all items from the top of fridge or cabinets
- Remove any magnets or stickers from the fridge or other appliances
- Tidy up pantry (discard expired food or empty bags/boxes)
- Kitchen towels, cloths, and floor rugs should be removed or stored out of sight
- The garbage can should be stored out of sight for photos and showings

Bathrooms:

- Clear everything from the vanity tops except for 1 soap bottle
- Remove all soap bottles and bars, body sponges, shavers, etc. from the showers and tubs
- Tuck away or store garbage cans
- Make sure shower curtains, rugs and towels are neutral, coordinated colors and are clean and in good shape (if you don't have these, I can bring in)

Bedrooms:

- Remove any personal items or photos from the walls and furniture tops
- There should not be items stored on the floor or visible under furniture
- Furniture tops should be clear of clutter and have no more than 3 decor items on the top
- Make beds neatly with neutral linens (Do not feel the need to purchase bedding for staging. I have staging bed-sets and pillows I can bring in.)

Closets:

- Nothing should be on the floors
- Closets should be no more than 75% filled and ideally they would be at 50%
- Consider packing up and storing off-season or extra clothing and shoes and household linens
- Make sure all closets are tidy - clothes neatly hung or folded, linens & towels folded and stacked, shoes and accessories in a designated spot, etc.

Office(s):

- Store or remove any sensitive documents or files
- Make sure shelves are tidy and not overcrowded
- Monitors, printers or large electronics should be dusted, turned off with the cords wrapped and tucked away for photos
- Desktops should be cleared as much as possible (no stacks of papers/drinks, etc.)
- Shelves should be neatly organized and no more than 50% full

Garage:

- Feel free to use the garage to store items but please choose a designated section and store the items neatly. Try not to use more than 50% of the space for storage.
- Be sure not to block any entrances, exits or utility room doors.
- If garbage cans are stored in the garage, be sure they are clean and do not smell.

Throughout:

- Make sure all the lights throughout the house have working bulbs and that the bulbs in each area are the same color and brightness.
- Make sure all smoke detectors are less than 10 years of age and are working and active.
- All toys should have an area to belong that is not the floor or open sight, or they should be packed and stored.
- Make sure any open shelves are organized and styled and not filled more than 50%
- Tables and furniture tops should be free of clutter and have no more than 3 decor items each
- Decor items on shelves, dressers or side table should be no smaller than a cantaloupe (no knick knacks)
- Remove any filler rugs
- Make sure all window blinds or curtains are able to be opened
- Make sure cords for gaming systems, TV's, lamps, etc. are wrapped up tucked out of sight

Exterior:

- Make sure the entrance makes a good impression
- Wipe down entry doors, door handles and frames
- Remove any dead plants or pots from the entrance
- Trim exterior bushes
- Mulch garden beds
- Patios and decks should be free of broken or unsightly furniture or plant pots
- Wipe down any patio or deck furniture
- Cover grill or if no cover, make sure it's cleaned or wiped down.
- Power wash entrance walkway, driveway and patios as needed