

The Pre-listing Checklist



1. Clean Like You Mean It

- Deep clean every room (especially kitchens & bathrooms)
- Shampoo carpets or replace if stained
- Wash windows (inside & out)
- Dust baseboards, ceiling fans, vents, and light fixtures

2. Declutter & Depersonalize

- Remove excess furniture to open up space
- Pack away personal photos, collections, and niche decor
- Remove children's photos & names from wall hangings, decor, etc
- Clear kitchen & bathroom countertops
- Organize closets and cabinets — yes, buyers open them!

3. Repairs & Touch-Ups

- Patch holes and touch up paint (neutral colors = best)
- Fix dripping faucets, squeaky doors, and broken hardware
- Replace burnt-out lightbulbs and dated fixtures
- Make sure all doors and windows open/close smoothly

4. Curb Appeal Check

- Mow the lawn and trim hedges
- Add fresh mulch or seasonal flowers
- Power wash siding, porches, and walkways
- Clean and paint the front door if needed

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5. Stage It to Sell

- Arrange furniture to highlight space and flow
- Add tasteful, minimal décor
- Use fresh flowers, new towels, or a cozy throw to add warmth
- Create inviting vibes with light, scent, and sound

6. Prep for Photos & Showings

- Hide trash cans, pet bowls, and bathroom items
- Open blinds and turn on all lights
- Make beds and fluff pillows
- Remove/unplug scented plug-ins; buyers think you're hiding something

7. Gather Key Documents

- Utility bills, property taxes, HOA info
- Warranties for appliances, roof, HVAC, etc.
- Recent upgrades or service records
- Floorplans, surveys, or past inspection reports (if available)

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