



Seller Showing Preparation Checklist

Get Your Home Ready to Impress Every Buyer

Stewart & Associates Real Estate
Higher Standards...Better Results.

A home showing is your opportunity to make a great first impression. Buyers often decide how they feel about a home within the first few minutes of arriving. The goal is to create a clean, welcoming, and move-in-ready environment that allows buyers to imagine themselves living there.

Use this checklist before every scheduled showing.

Exterior & Curb Appeal

- ☐ Park vehicles in the garage or away from the front of the home.
- ☐ Open garage doors briefly to ensure they are neat and organized before closing them.
- ☐ Mow the lawn.
- ☐ Edge sidewalks and driveway.
- ☐ Trim shrubs and bushes.
- ☐ Remove weeds from flower beds.
- ☐ Freshen mulch or pine straw if needed.
- ☐ Sweep porches, patios, and walkways.
- ☐ Pressure wash sidewalks and driveway if dirty.

- ☐ Empty outdoor trash cans or move them out of sight.
 - ☐ Remove toys, bicycles, hoses, and yard tools.
 - ☐ Put away pet waste.
 - ☐ Straighten patio furniture.
 - ☐ Turn on outdoor lighting for evening showings.
 - ☐ Ensure house numbers are clearly visible.
 - ☐ Remove cobwebs around doors and light fixtures.
 - ☐ Clean the front door and entry glass.
 - ☐ Place a clean welcome mat at the entrance.
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Entryway

- ☐ Unlock any security doors if instructed.
 - ☐ Sweep or vacuum entry.
 - ☐ Remove shoes if they create clutter.
 - ☐ Hang coats neatly or store them out of sight.
 - ☐ Remove excess mail and packages.
 - ☐ Wipe mirrors and glass.
 - ☐ Turn on entry lights.
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Living Areas

- ☐ Vacuum carpets.

- ☐ Sweep and mop hard floors.
 - ☐ Dust furniture.
 - ☐ Dust ceiling fans.
 - ☐ Dust blinds and window sills.
 - ☐ Straighten throw pillows.
 - ☐ Fold blankets neatly.
 - ☐ Remove clutter from tables.
 - ☐ Hide remote controls.
 - ☐ Remove personal paperwork.
 - ☐ Empty waste baskets.
 - ☐ Open blinds and curtains to maximize natural light.
 - ☐ Turn on lamps in darker rooms.
 - ☐ Replace burned-out light bulbs.
 - ☐ Turn televisions off.
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Kitchen

- ☐ Wash all dishes.
- ☐ Empty sink.
- ☐ Wipe countertops.
- ☐ Clean backsplash.
- ☐ Clean stove top.

- ☐ Wipe stainless appliances.
 - ☐ Remove magnets and papers from refrigerator.
 - ☐ Put away small appliances whenever possible.
 - ☐ Empty trash.
 - ☐ Sweep and mop floors.
 - ☐ Run garbage disposal.
 - ☐ Take food odors outside.
 - ☐ Hide pet food bowls.
 - ☐ Place fresh hand towels.
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Bathrooms

- ☐ Clean mirrors.
- ☐ Clean countertops.
- ☐ Scrub sinks.
- ☐ Clean toilets.
- ☐ Clean showers and tubs.
- ☐ Close toilet lids.
- ☐ Hang fresh towels.
- ☐ Empty trash cans.
- ☐ Put away personal toiletries.
- ☐ Store medications securely.

- ☐ Wipe faucets.
 - ☐ Replace empty soap containers.
 - ☐ Add fresh toilet paper.
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Bedrooms

- ☐ Make every bed.
 - ☐ Straighten pillows.
 - ☐ Put away laundry.
 - ☐ Clear nightstands.
 - ☐ Organize closets.
 - ☐ Remove clutter from floors.
 - ☐ Open blinds.
 - ☐ Turn on lamps if needed.
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Closets & Storage Areas

- ☐ Organize clothing.
- ☐ Remove unnecessary storage bins.
- ☐ Keep shelves neat.
- ☐ Avoid overstuffed closets.
- ☐ Organize pantry.
- ☐ Straighten garage shelving.

- ☐ Remove unnecessary boxes.

Remember: Buyers often open closets, pantries, and storage spaces to evaluate available storage.

Laundry Room

- ☐ Put away detergent.
 - ☐ Empty lint trap.
 - ☐ Remove dirty laundry.
 - ☐ Wipe washer and dryer.
 - ☐ Sweep floor.
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Garage

- ☐ Sweep floor.
 - ☐ Organize shelves.
 - ☐ Remove excess clutter.
 - ☐ Store chemicals safely.
 - ☐ Put away tools.
 - ☐ Ensure garage door operates properly.
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Pets

- ☐ Remove pets from the home whenever possible.
- ☐ Take litter boxes out or clean thoroughly.

- ☐ Remove pet bedding if possible.
- ☐ Hide food bowls.
- ☐ Eliminate pet odors.
- ☐ Secure pets if they must remain home.

Not every buyer is comfortable around animals, even friendly ones.

Odors

- ☐ Empty all trash.
- ☐ Run kitchen disposal.
- ☐ Avoid strong cooking odors before showings.
- ☐ Eliminate smoke odors.
- ☐ Eliminate pet odors.
- ☐ Use air fresheners sparingly.

A clean, neutral-smelling home is preferable to one with overpowering fragrances.

Temperature & Comfort

- ☐ Set thermostat to a comfortable temperature.
 - ☐ Turn on ceiling fans if appropriate.
 - ☐ Ensure HVAC is operating properly.
 - ☐ Turn on fireplace only if seasonally appropriate and safe.
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Lighting

- ☐ Turn on lights throughout the home.
- ☐ Open blinds and curtains.
- ☐ Replace burned-out bulbs.
- ☐ Use warm white LED bulbs for consistency.

Bright homes generally feel larger, cleaner, and more inviting.

Safety

- ☐ Secure jewelry.
 - ☐ Lock up firearms.
 - ☐ Store prescription medications.
 - ☐ Remove cash and valuables.
 - ☐ Secure confidential documents.
 - ☐ Put away financial records.
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Before You Leave

- ☐ Turn off televisions.
- ☐ Turn off computers.
- ☐ Make sure pets are removed or secured.
- ☐ Double-check all rooms for clutter.
- ☐ Lock windows if appropriate.

- ☐ Leave interior doors open.
- ☐ Leave all lights on unless instructed otherwise.
- ☐ Exit the property before buyers arrive.

Buyers are typically more comfortable viewing a home when the seller is not present, allowing them to explore freely and discuss the property openly with their REALTOR®.

Quick 15-Minute Showing Checklist

If you receive short notice for a showing, focus on these priorities:

- ☐ Make beds
- ☐ Empty sink
- ☐ Wipe kitchen counters
- ☐ Hide dishes
- ☐ Empty trash
- ☐ Put away clutter
- ☐ Vacuum main living areas
- ☐ Open blinds
- ☐ Turn on lights
- ☐ Set thermostat
- ☐ Remove pets
- ☐ Lock up valuables
- ☐ Park vehicles away from the home
- ☐ Leave before buyers arrive

Stewart & Associates Seller Tip

Every showing is an opportunity to receive an offer. Treat each one as if it will be the buyer who purchases your home. A clean, well-maintained, and welcoming home helps buyers focus on its features rather than distractions—and can lead to stronger offers and a smoother sale.

If you have questions about preparing your home for showings or would like personalized advice, the experienced agents at Stewart & Associates Real Estate are here to help guide you every step of the way.

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