



Seller To-Do List

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.
- Reduce or add house plants to a balanced number.
- 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 one or two 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 ROOMS & FAMILY ROOMS:

- Keep coffee tables clear.
- Remove any ashtrays.
- Keep furniture at a minimum.
- Toys should be stored out of sight.
- Use pillows and throws to soften the space.



DINING ROOMS:

- The bottom of the Chandelier should be 60" from the floor minimum.
- Keep the 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, and messages.
- Repair broken or loose corners on Formica 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 and water dishes before showings.
- Organize the pantry to look nice and neat.
- Box up any dishes & cooking supplies you can live without.
- Scrub/polish the sink to make it look 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 an elegant 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 clothing, dirty or clean.
- Keep floors cleared of clutter and mop regularly.



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 the 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.



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 the deck wood as needed.
- Wash windows, inside and out.
- Use outdoor furniture to show the use of space.
- Outdoor drapes, pillows, and throws create an inviting retreat.



GARAGE:

- Clean and sweep out the garage.
- Keep storage nice and neat.
- Repaint dirty areas.
- Pack anything you can live without.



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.