

HOMESMART
ELITE



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Seller's Home Listing Preparation Checklist

Preparing your home for the market can help it photograph beautifully, attract more buyers, and make a strong first impression. Every home and seller's situation is different, so please use this checklist as a helpful guide—not as a list of requirements.

IMPORTANT NOTE

You do not need to complete every item on this checklist before listing your home. The best preparation plan will depend on your home's condition, your timeline, your budget, and current market conditions.

An in-person walkthrough with your real estate professional can help identify which items are most likely to improve your home's presentation, marketability, and potential return.

1. DECLUTTER & ORGANIZE

- ☐ Remove unnecessary items from countertops and surfaces
- ☐ Pack away personal collections, excess décor, and seasonal items
- ☐ Remove or minimize family photographs and highly personal belongings
- ☐ Organize closets so they appear spacious and functional
- ☐ Reduce the amount of furniture in crowded rooms
- ☐ Clear floors, hallways, and walkways
- ☐ Organize the pantry, cabinets, and built-in shelving
- ☐ Remove excess items from the garage
- ☐ Rent a storage unit or portable storage container, if needed
- ☐ Donate, sell, recycle, or discard items you no longer need

2. REPAIRS & GENERAL MAINTENANCE

- ☐ Repair leaking faucets, angle stops, running toilets, or visible plumbing issues
- ☐ Replace burned-out light bulbs
- ☐ Repair damaged outlets, switches, or cover plates
- ☐ Tighten loose cabinet hardware, doorknobs, and handrails
- ☐ Repair sticking, squeaking, or damaged doors
- ☐ Patch visible holes, cracks, or damaged drywall
- ☐ Touch up chipped, stained, or heavily marked paint
- ☐ Replace damaged or missing baseboards and trim
- ☐ Repair cracked or damaged flooring
- ☐ Replace damaged window screens
- ☐ Make sure windows and sliding doors open and close properly
- ☐ Service the HVAC system(s)
- ☐ Replace dirty air filters
- ☐ Check smoke and carbon monoxide detectors
- ☐ Address visible roof, drainage, or water-intrusion concerns
- ☐ Repair obvious safety hazards - e.g. loose railings

3. DEEP CLEANING

- ☐ Professionally clean carpets, if needed
- ☐ Steam clean hard-surface flooring & grout lines
- ☐ Wash interior and exterior windows - including window tracks

Blondie's Simple Window Track Cleaner Recipe: 10 Cups Warm Water & 2 Tbs Dish Soap: Tooth Brush, Sponge, Dry Microfiber Rag

- ☐ Clean blinds and shutters
- ☐ Dust ceiling fans, light fixtures, vents, and baseboards
- ☐ Clean walls, doors, and light switches

*Use your discretion, if your walls aren't dusty, then you don't need to wipe down your walls.

Blondie's Wall Dusting Hack: Use a Dry Swifter to dust walls, wash walls with a clean and well rung mop.

*Blondie's Wall Wash Recipe: Mix 1 teaspoon of blue **Dawn dish soap** and 1/4 cup of **distilled white vinegar** in a gallon of warm softened water.*

- ☐ Deep-clean the kitchen, including appliances
- ☐ Clean inside cabinets and drawers

- ☐ Remove grease, stains, and food residue
- ☐ Deep-clean bathrooms, grout, showers, tubs, and toilets
- ☐ Remove hard-water stains and mineral buildup
- ☐ Clean mirrors and glass surfaces
- ☐ Remove cobwebs from interior and exterior areas
- ☐ Clean the garage floor and storage areas
- ☐ Address pet hair, litter areas, and odors
- ☐ Professionally deodorize the home, if necessary

4. PAINT & COSMETIC UPDATES

- ☐ Repaint rooms with heavily worn, damaged, or highly personalized colors
- ☐ Consider using light, neutral paint colors
- ☐ Touch up scuffed walls, trim, doors, and baseboards
- ☐ Repaint or refresh the front door
- ☐ Replace outdated or damaged cabinet hardware
- ☐ Update visibly outdated light fixtures, where beneficial
- ☐ Replace stained or damaged caulking
- ☐ Refresh bathroom and kitchen grout

5. CURB APPEAL

- ☐ Mow, edge, and maintain the lawn
- ☐ Trim trees, shrubs, and overgrown landscaping
- ☐ Remove weeds, dead plants, leaves, and other yard debris
- ☐ Add fresh mulch or decorative rock where needed
- ☐ Repair bare or damaged lawn areas
- ☐ Sweep or pressure-wash walkways, patios, and driveways
- ☐ Clean the front porch and entryway
- ☐ Clean or replace the welcome mat
- ☐ Add simple, healthy plants near the entry
- ☐ Clean exterior light fixtures
- ☐ Make sure the address numbers are visible
- ☐ Repair damaged fencing, gates, or exterior hardware
- ☐ Remove unnecessary lawn decorations and equipment
- ☐ Store trash and recycling containers out of view
- ☐ Clean/pressure wash the exterior of the home, if needed

6. BACKYARD, PATIO & POOL AREAS

- ☐ Remove yard tools, toys, hoses, and excess outdoor items
- ☐ Arrange patio furniture to highlight the usable space

- ☐ Clean outdoor furniture and cushions
- ☐ Sweep patios and pool decking
- ☐ Remove weeds and dead landscaping
- ☐ Clean the barbecue and outdoor kitchen areas
- ☐ Make sure gates and latches operate properly
- ☐ Clean and maintain the pool or spa
- ☐ Replace damaged pool or patio lighting
- ☐ Address visible safety concerns

7. KITCHEN PREPARATION

- ☐ Clear most items from countertops
- ☐ Remove magnets, papers, and photographs from the refrigerator
- ☐ Clean all appliances inside and out
- ☐ Organize the pantry
- ☐ Remove excess dishes, cookware, and small appliances
- ☐ Clean cabinet doors and hardware
- ☐ Repair loose hinges or drawers
- ☐ Replace heavily worn cabinet liners
- ☐ Remove trash and recycling before photos

8. BATHROOM PREPARATION

- ☐ Clear personal items from countertops and showers
- ☐ Store medications, toiletries, and cleaning supplies
- ☐ Replace worn towels and bathmats
- ☐ Clean mirrors, fixtures, tile, and grout
- ☐ Repair dripping faucets or running toilets
- ☐ Replace damaged toilet seats or shower curtains
- ☐ Remove water stains
- ☐ Add clean, neutral towels for display
- ☐ Keep toilet lids closed during photos and showings

9. BEDROOMS & LIVING AREAS

- ☐ Make all beds with clean, coordinated bedding
- ☐ Remove excess furniture
- ☐ Clear nightstands and dressers
- ☐ Organize closets
- ☐ Remove visible laundry and hampers
- ☐ Arrange furniture to improve flow
- ☐ Remove excess cords and electronics

- ☐ Clean fireplaces and fireplace surrounds
- ☐ Minimize children's toys and pet items
- ☐ Leave simple décor that complements the room

10. LIGHTING & ATMOSPHERE

- ☐ Replace burned-out or mismatched light bulbs
- ☐ Use bulbs with a consistent color temperature
- ☐ Clean light fixtures and lamps
- ☐ Add lamps to darker rooms, where needed
- ☐ Remove heavy window coverings that block natural light
- ☐ Eliminate strong fragrances and artificial air fresheners
- ☐ Address smoke, cooking, moisture, and pet odors
- ☐ Keep the home at a comfortable temperature

11. SECURITY & PERSONAL ITEMS

- ☐ Store jewelry, cash, medications, alcohol, firearms, and valuables securely
 - ☐ Remove sensitive documents and financial information
 - ☐ Secure spare keys, garage remotes, and access devices
 - ☐ Remove items displaying personal schedules or children's information: Calendars, doctor appointments, agendas/planners, etc.,
 - ☐ Store fragile, sentimental, or irreplaceable belongings
 - ☐ Confirm that security cameras and recording devices comply with applicable laws ****Discuss with your Realtor.***
 - ☐ Notify your real estate professional of any alarm or access instructions

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