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EdCONSTABLE.com
Team

810.938.3339

House Prep 101: Ultimate Seller's Checklist

The Goal: to objectively evaluate every room and prepare for buyer open houses and moving.

Clean/Replace:

- _____ Light Switch Covers
- _____ Fireplace
- _____ Light Bulbs
- _____ Front Door
- _____ Carpets
- _____ Blinds
- _____ Doors and Door Knobs
- _____ All Paint
- _____ AC/Heater Vents

Dust Everything:

- _____ Walls
- _____ Blinds
- _____ Ceilings
- _____ Baseboards
- _____ Windows
- _____ Cold Air Return Vents
- _____ Ceiling Fans

Make Each Room Inviting:

- _____ Rearrange/remove furniture to maximize visual floor space
- _____ Pack up all knick-knacks, figurines and personal photos
- _____ Prune/organize house plants
- _____ Remove all but a few decorative books from bookshelves
- _____ 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 (essential oils tend to be okay).
- _____ Keep coffee tables clear
- _____ Remove ashtrays
- _____ Store/pack away toys
- _____ Use pillows and throws to cozy up the room

Dining Room Duties:

- _____ Bottom of chandelier should be a min. of 5 feet from the floor
- _____ Keep dining table clear except for one nice center piece
- _____ Remove extra chairs from the table and dining room
- _____ Remove extra leaves from the table
- _____ Dining table should seat 4 to 6 chairs max

Kitchen Duties:

- _____ Clear items from the counter tops
- _____ 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 stove if worn
- _____ Put away all mops, brooms, vacuums, etc.
- _____ Empty the garbage before each showing
- _____ Remove any pet food/dishes
- _____ Organize pantry
- _____ Box up unneeded dishes and cooking supplies
- _____ Scrub/polish sink

Bedroom Duties:

- _____ Make beds daily
- _____ Invest in new bedspreads if necessary
- _____ Clear off bedside tables and dressers
- _____ Organize closets/keep doors closed
- _____ Keep all floors clear and vacuumed
- _____ Repair any wall damage

Laundry Duties:

- _____ Put soap and supplies in cupboards
- _____ Keep sink/surfaces clean
- _____ Use high watt bulbs
- _____ Remove all clothing
- _____ Keep floors/rugs/shower curtain clean

Bath Duties:

- _____ Clear and clean all surfaces
- _____ Display a bottle of hand soap or a clean bar of soap
- _____ Purchase new towels if necessary
- _____ Coordinate all linens in one or two colors
- _____ Fold towels in thirds on towel rack

- _____ Remove all unnecessary items out of shower stalls and tubs
- _____ Clean or replace all shower curtains
- _____ Clean any moldy areas
- _____ Replace caulking to make it look new
- _____ Remove cloth toilet lids and keep them closed
- _____ Hide garbage cans and cleaning supplies
- _____ Organize cabinets to be nice and neat

Exterior Duties:

- _____ Look at your house objectively from your neighbors yard
- _____ Clean or repaint the front door if needed
- _____ Repaint the exterior and trim if needed
- _____ Replace any rotten wood
- _____ Sweep all walkways, patios, porches and decks
- _____ Pressure wash any dirty or strained concrete
- _____ Restain deck wood as needed
- _____ Wash both sides of windows
- _____ Place outdoor furniture to show use of space
- _____ Outdoor drapes, pillows, and throws create an inviting living

Garage Duties:

- _____ Clean/sweep out
- _____ Organize storage/items
- _____ Repaint dirty areas
- _____ Pack away anything unnecessary

Yard Duties:

- _____ Prune/weed plants
- _____ Do not allow plants to block windows, doors and pathways
- _____ Put down fresh mulch to restore color contrast
- _____ Keep lawn freshly mowed, edged and fertilized
- _____ Add flowers for color splash
- _____ Clean noticeably dirty rocks
- _____ Rake leaves



Congrats! You've done a lot to prep your home to impress future buyers. Anything else you can think of to improve your property will go a long way!