

Home Seller Preparation Checklist

1. Exterior / Curb Appeal

- ☐ Mow the lawn and trim bushes or hedges
- ☐ Remove weeds and refresh mulch
- ☐ Power wash siding, driveway, and walkways
- ☐ Touch up peeling or faded paint
- ☐ Paint or replace front door if worn
- ☐ Clean gutters and downspouts
- ☐ Replace old house numbers or mailbox
- ☐ Ensure outdoor lights work and look inviting

2. Interior Preparation

- ☐ Deep clean all floors, windows, appliances, and bathrooms
- ☐ Repaint bold or personalized wall colors with neutral tones
- ☐ Declutter rooms, shelves, and closets
- ☐ Remove or replace dated curtains or blinds
- ☐ Eliminate pet odors, smoke, or strong food smells
- ☐ Let in natural light or use warm lighting throughout
- ☐ Repair scuffed walls, baseboards, or trim
- ☐ Fix leaky faucets, squeaky doors, or loose knobs

3. Depersonalization & Staging

- ☐ Remove family photos and personal collections
- ☐ Take down magnets, notes, or calendars from the fridge
- ☐ Minimize furniture to make spaces feel bigger
- ☐ Use light throws, fresh towels, and pillows for warmth
- ☐ Add fresh flowers or greenery for a clean touch
- ☐ Arrange furniture to highlight open space and natural flow

4. Repairs & Maintenance

- ☐ Patch wall holes and repair nail pops
- ☐ Replace cracked tiles or broken outlets/switch covers
- ☐ Ensure HVAC, water heater, and major appliances work
- ☐ Replace burned-out bulbs and test smoke detectors
- ☐ Consider a pre-listing inspection to identify issues early

5. Paperwork & Documentation

- ☐ Mortgage balance and payoff info
- ☐ Utility averages (electric, water, etc.)
- ☐ Recent improvements/upgrades list
- ☐ Warranties on systems or appliances
- ☐ Survey or property line info (if available)
- ☐ HOA rules, fees, and contact info (if applicable)

6. Marketing Prep

- ☐ Clean for professional photography
- ☐ Share list of unique features and recent upgrades
- ☐ Provide preferred showing times and availability
- ☐ Remove valuables or medications from sight
- ☐ Secure pets or plan for them during showings