



Home Seller Prep Checklist

Based on “Home Sweet Sale” – practical steps only

Week 1: Declutter & Sort (Two-Box Rule)

- Gather two boxes: Heart Box (meaningful treasures that travel with you) and Arrow Box (items that weigh you down)
- Move room-by-room starting with lowest-emotion spaces first (laundry, hallway, etc.)
- Kitchen: pack specialty items, excess mugs/dishes, takeout menus; leave only daily essentials on counters
- Bedrooms: clear nightstands to lamp + book; remove most personal photos; make closets half-full only
- Living areas: remove ~50% of décor/knickknacks; keep 1–2 soulful pieces
- Outbuildings / barn / workshop (rural/farm): clear aisles, organize tools, haul junk
- Porches / decks (coastal or any): store excess furniture, wind chimes, faded cushions
- Heart-box items stored safely off-site or in one closet
- Arrow-box items donated, recycled, or trashed (schedule pickup/dump run in advance)

Week 2: Staging & Surface Fixes

- Rearrange furniture for open walkways and conversation areas (pull away from walls)
- Leave one curated photo cluster or gallery wall if desired; remove the rest

- Tighten every loose cabinet handle, doorknob, and faucet
- Touch up baseboards, nail holes, scuffs, and chipped paint
- Replace every burnt-out or mismatched light bulb (same color temperature throughout)
- Test every light fixture, switch, and door (smooth open/close/latch)
- Change HVAC filters

Week 3: Deep Clean + Curb Appeal Polish

- Windows (inside + outside) + remove cobwebs
- Baseboards, light fixtures, and ceiling fans
- Front door, doorknob, and entryway
- Bathrooms: scrub tub/shower, mirrors streak-free, toilets, exhaust fan
- Kitchen: range hood, oven (hire pro if needed), cabinet fronts around handles, refrigerator (if staying)
- Floors: steam-clean carpets or polish hardwood; refresh grout if needed
- Air out house; wash pet bedding; address any odors (dehumidifier in musty closets)

Curb Appeal

- Paint or refresh front door (navy, forest green, or classic black)
- Trim overgrown shrubs; pull weeds; seed bare lawn spots
- Fresh mulch (2–3 inches) around beds, trees, and walkways
- Straighten mailbox; replace/update house numbers; new or cleaned porch light
- Rural/farm: grade/refresh gravel driveway; fix loose/rotting fence boards; cut back brush
- Coastal: pressure-wash/paint peeling siding or gray decking; clear sand from walkways; trim sea grass

Non-Negotiables (Do These No Matter What)

- Every light fixture works and every bulb is bright/warm
- Gutters and downspouts cleaned; water directed away from foundation
- Front-entry impression perfect (door, mat, no cobwebs)
- No pet, cooking, or musty odors

- Safety basics: working smoke/CO detectors, secure handrails, solid deck boards

Emergency / Final Touch Items

- Caulk or weather-strip drafty windows/doors
- Fix any sticky doors or thresholds
- Have pro handle major issues (roof leak, furnace noise, water heater, etc.)
- Set aside small emergency fund (\$500–\$1,500) for last-minute breaks
- Final walkthrough with honest friend: “Would you want to live here if you didn’t know me?”

Bonus Tips by Property Type

- Rural / Farm: Stage porches & mudrooms as living spaces; make barn look like potential, not projects; address farm-pond appearance if visible.
- Coastal: Keep staging light, natural, and simple (one jar of sand dollars is enough); prioritize salt-film removal and deck stain.

Print this, hang it on the fridge, and check items off as you go.

You’ve got this—one box, one room, one day at a time.