

# PROPERTY PREP CHECKLIST

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This list is to be used as a guide. We will walk the property together and go over what suggested items should be repaired, replaced, or removed based on what will give you the best return.

- ☐ **Declutter:** Start the packing process; remove excess personal items, furniture, and decor. As well as collectibles, piles of books, magazines, etc. including family photos (for safety reasons), jewelry, and expensive items.
- ☐ **Deep Clean:** House should be spotless, including carpets, mirrors, windows, baseboard/molding, and light fixtures. Pay special attention to the kitchen & bathrooms.
- ☐ **Repaint:** Use neutral colors for walls and decor to appeal to a wider range of buyers. Bright custom colors can be a tough sell.
- ☐ **Repair Visible Damages:** Fix any visible issues -leaky faucets and toilets, broken tiles, holes in the drywall, all electrical outlets covered including fan and light junction boxes. This will help during the inspection period as well.
- ☐ **Enhance Curb Appeal:** Landscape- mow, trim bushes and trees. Fresh coat of paint on the front door, and power wash any dirt or mold on house, walkway, and driveway. Replace or remove rusted items.
- ☐ **Arrange Furniture:** Optimize arrangement for flow and space effectively. As well as defining areas. Minimize furniture for a spacious feel. Clean or get rid of dirty smelly couches and chairs.
- ☐ **Strategic Lighting:** Ensure all rooms are well-lit with lights or windows. Check fixtures to be sure they work, replacing light bulbs where needed. Remove outdated or heavy window treatments to modernize and brighten a room. Pro Tip: open all blinds and curtains during showings and open houses. Turn on all lights as well, if you're able to.
- ☐ **Odor Check:** Get rid of any unpleasant smells by removing any sources like old carpets, furniture, or pet areas. Don't let laundry pile up as that can be a source of smell. Pro Tip: Flush all toilets, turn ceiling fans on medium to circulate air, empty all garbage and the kitchen sink before showings and open houses.
- ☐ **Seasonal Touches:** OPTIONAL, add touches of appropriate decor like fresh flowers in spring or cozy blankets in winter.
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