

# HOME SALE PREPARATION LIST



**CLEAN/REPLACE AS NEEDED:** Light Switch Covers, Fireplace, Light Bulbs, Carpets, Blinds

**DUST EVERYTHING:** Walls, Blinds, Ceilings, Baseboards, Windows, A/C Intake Vents, Ceiling Fans

**MAKE IT INVITING:** Pack up all knick-knacks  
Rearrange furniture to maximize visual floor space  
Prune and nurture all house plants  
Reduce or add house plants to a balanced number  
Remove any furniture that you can live without  
Declutter bookshelves  
Pack away excessive personal family photos  
Reduce amount of wall art to 1 or 2 items per room  
Add lamps to any dark spaces to brighten the room  
Avoid using Scented candles, sprays, air fresheners  
Use natural scents or essential oil diffuser if necessary.

**LIVING ROOMS & FAMILY ROOMS:** Keep coffee tables clear and furniture at a minimum.

Any toys should be stored out of sight  
Use pillows and throws to soften the space

**DINING ROOM:** clear dining table except for centerpiece  
Remove extra chairs and leaves from the table  
The table should seat 4 to 6 chairs max if possible.

**KITCHEN:** Clear all items from kitchen countertops  
Clean tile grout; bleach if needed  
Clean the stove, oven, and microwave  
Clear the refrigerator of magnets, pictures, messages.  
Replace burner pans on the stove if worn  
Keep all mops, brooms, vacuums, etc., put away.  
Empty the garbage before each showing  
Remove pet food and water dishes before showings  
Organize pantry to look nice and neat  
Box up dishes & cookware you can live without  
Scrub/polish the sink to make it look like new again

**LAUNDRY:** Put soap and supplies in cupboards  
Keep all surfaces and sink clean and empty  
Use high watt bulbs to make it look brighter  
Remove any and all clothing, dirty or clean.

Keep floors cleared of clutter and mop regularly

**BEDROOMS:** Make beds daily  
Invest in new bedspreads if necessary  
Clear off bedside tables, dressers, etc.  
Store daily necessities in drawers or closets  
Organize closets to be nice and neat  
Keep closet doors closed  
Keep all the floors clear and vacuum regularly  
Remove extra wall decor, other than tasteful art  
Repair any holes or damage to walls

**BATH:** 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/tubs  
Clean or replace all shower curtains  
Clean any moldy areas in the showers and baths  
Replace caulking to make it look new again  
Take off all cloth toilet lids and keep lids closed  
Hide garbage cans and cleaning supplies  
Organize cabinets to be nice and neat

**EXTERIOR:** Clean or repaint the front door if needed  
Repaint the exterior and trim if needed  
Replace any rotten wood on the exterior  
Sweep all walkways, patios, porches, and decks  
Pressure wash any dirty/stained concrete  
Re-stain deck wood as needed  
Wash windows, inside and out  
Use outdoor furniture to show use of space

**GARAGE:** Clean and sweep out the garage  
Keep storage nice and neat  
Pack anything you can live without

**YARD:** Prune bushes and plants to look healthy  
Do not allow shrubs or plants to block windows  
Weed all planting areas  
Put down fresh mulch to restore color contrast  
Keep the lawn freshly mowed, edged, and fertilized  
Remove any dead plants  
Add a few flowers for a splash of color if needed