

THE **TITLE** FIRM

getting your home **READY TO SELL**

Preparing your home for the real estate market is a crucial step in ensuring a successful and timely sale. A well-presented home can attract more potential buyers, command a higher price, and speed up the selling process.

Use this pre-listing checklist to help guide you through your home selling process, increase your property's market appeal, and reduce potential issues during the transaction.

First impressions are crucial when selling a home because they set the tone for the entire buying experience. A well-presented home captures attention so let's start with the exterior of your home first.

EXTERIOR

- Clean exterior walls, siding, & windows
- Repair any leaks or damage to the roof
- Patch cracks and sealcoat the driveway
- Remove any clutter or debris
- Clear gutters and downspouts of debris
- Touch-up paint on walls, trim, & shutters

CURB APPEAL

- Mow the lawn and trim the edges
- Repaint or touch up the front door
- Arrange outdoor furniture neatly
- Add tasteful decor like potted plants
- Keep pathways well-maintained
- Power wash the siding and driveway



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PRE-LISTING *checklist*

DECLUTTER

- Remove personal items (family photos, trophies, etc.)
- Remove unnecessary items and dispose of junk
- Remove excess furniture to make rooms appear larger
- Create clear pathways and open up space
- Clear countertops of small appliances and clutter
- Remove refrigerator magnets, notes, and photos
- Store away unnecessary items from medicine cabinets
- Declutter bookshelves and coffee tables

CLEAN

- Dust all surfaces, including light fixtures and ceiling fans
- Clean windows, mirrors, and glass doors
- Vacuum and clean carpets; mop hard floors
- Scrub sinks, toilets, bathtubs, and showers
- Clean all appliances inside and out (oven, microwave, fridge)
- Clean and organize shelving units around the home
- Scrub countertops, sinks, and backsplash
- Wash bedding and make beds neatly

TASKS

- Fix any leaky faucets or plumbing issues
- Patch and paint any holes or scuffs on walls
- Repair or replace broken door handles, hinges, or locks
- Mow the lawn, trim hedges, and prune trees
- Arrange furniture to highlight the space and flow of rooms
- Ensure all smoke detectors & security systems are functioning properly
- Use neutral and minimal decor to appeal to a wide range of buyers
- Add fresh flowers or plants to brighten rooms

ROOM BY ROOM *checklist*

By following this room-by-room checklist, you'll be able to present your home in the best possible light, attracting potential buyers and facilitating a quicker sale

DINING ROOM

- Declutter: Remove excess furniture and personal items
- Furniture Arrangement: Ensure the table and chairs are arranged to highlight the space
- Lighting: Ensure the chandelier or light fixture is clean and all bulbs are working
- Deep Clean: Vacuum carpets, clean floors, and dust surfaces
- Declutter: Clear out personal items and minimize furniture

HOME OFFICE

- Organize: Tidy up the workspace and organize any paperwork
- Storage Solutions: Showcase any built-in shelves, cabinets, or storage solutions as a selling point
- Optimize Space: Arrange furniture to make the room look spacious and functional
- Natural Light: Open curtains or blinds to maximize natural light
- Declutter: Take out family photos, and other non-essential items

GARAGE

- Parking Space: Ensure there is clear space for parking a car
- Declutter Floor Space: Keep the floor as clear as possible to make the space look larger & functional
- Remove Unnecessary Items: Get rid of items you no longer need or use. Consider donating or selling
- Inspect Garage Door: Ensure the garage door operates smoothly.

ATTIC

- Access: Ensure easy access to the attic. Fix any issues with stairs
- Check for Leaks: Ensure the attic is dry and free from leaks or water damage
- Detectors: Install or check the functionality of smoke and carbon monoxide detectors
- Inspect Insulation: Make sure it is intact and replace if necessary

ROOM BY ROOM *checklist*

LIVING ROOM

- Declutter: Remove personal items, excess furniture, and knick-knacks
- Deep Clean: Vacuum carpets, clean floors, dust surfaces, and wash windows
- Furniture Arrangement: Arrange furniture to highlight the space and create a welcoming flow
- Lighting: Ensure all lights work and replace bulbs with bright, energy-efficient ones
- Neutral Decor: Use neutral colors for any paint touch-ups and decor to appeal to a wider audience

KITCHEN

- Fresh Paint: Repaint walls and cabinets if worn or outdated
- Repair: Fix leaky faucets, broken cabinets, and replace any outdated hardware
- Clean Appliances: Thoroughly clean the oven, stove, microwave, refrigerator, and dishwasher
- Declutter Countertops: Remove all items except for essential and decorative piece
- Organize Cabinets: Neatly arrange items and clean the interior of cabinets and drawers

BEDROOM

- Repair: Fix any damage to walls, ceilings, or flooring
- Bedding: Use clean, neutral bedding and add decorative pillows for a polished look
- Closets: Organize closets, leaving some empty space to showcase storage potential
- Lighting: Ensure all lights work and replace bulbs as needed
- Declutter: Clear out personal items and minimize furniture

BATHROOM

- Repair: Fix leaky faucets, running toilets, and other plumbing issues
- Fresh Towels: Display clean, neutral towels and add a few decorative touches
- Deep Clean: Scrub toilets, sinks, showers, and bathtubs. Clean mirrors and tile grout
- Organize: Neatly arrange items in cabinets and drawers.
- Update: Replace outdated fixtures and hardware if needed