

80 THINGS TO HELP YOU SELL FOR MORE



Making the perfect first impression can make or break a buyer's offer. This list comes from years of experience working with both sellers and buyers, following decor marketing trends. This checklist is to help you get the most money for your home in the shortest amount of time possible with the least amount of stress.

Our team is small by design and having six like-minded, full time, local REALTORS® diligently working for you is our promise!

BEFORE YOU SELL CHECKLIST

INSIDE YOUR HOME

FLOORING

(Carpeting, tile, hardwood, etc.)

1. Clean any stains
2. Repair excessive wear or damage
3. Carpet or area rugs need to be cleaned?

DOORS

4. Fingerprints or other stains?
5. Need new paint?
6. Open/close easily without squeaks or catching on the floor?
7. Latches/handles secure and working properly? Time to update the hardware?

WALLS AND CEILINGS

8. Dirt, fingerprints or other stains?
9. Nail or thumb-crack holes, tape residue?
10. Cracks, chips, water damage?
11. Need for repainting or new wallpaper?
12. Neutral, light colours for roomy environment?

WINDOW COVERINGS

(Curtains, drapes, blinds, etc.)

13. Dirt or stains? Excessive wear or sun damage?
14. Open/close easily, hardware working properly?

LIGHTING

(Lighting makes a room feel more inviting)

15. All bulbs working and proper wattage?
16. Broken switches, exposed wiring?
17. Table and floor lamps working properly?
18. All bulbs are same colour

PET AREAS CLEAN

19. Organized, odour-free?

ENTRYWAYS AND HALLWAYS

20. Clean and free of clutter or obstructions?
21. Welcome mat(s) clean and inviting?

CLOSETS AND STORAGE AREAS

22. Clean and well organized?
23. Clutter and excess junk removed?
24. Clothes hung neatly and not jammed together?
25. Shoes and boots neatly stored/stacked?

KITCHEN

26. Every surface sparkling clean?
27. Countertops organized, all but daily use appliances?
28. Refrigerator spotless inside and out?
29. Organized?
30. Spoiled food discarded?
31. Frost removed?
32. Light bulbs working? (Buyers look!)
33. Oven/stove top clean? Burner trays cleaned?
34. Sinks clean; faucets working properly and leak-free?
35. Garbage disposal in good working condition?
36. Cupboards/pantry spotless, organized?
37. Dishwasher clean and stain-free?

LIVING ROOM, DINING ROOM, BEDROOMS, DEN AND STUDY

38. Everything thoroughly vacuumed/dusted?
39. Excess furniture removed for roomier atmosphere?
40. Remaining furniture clean and in good repair?
41. Wood and other surfaces clean and polished?
42. Bookshelves neat, organized and clutter-free?
43. Children's games/toys stored neatly?
44. Fragile items removed and stored?
45. Smaller valuables removed/locked away?
46. Window coverings open for views and sun light?
47. Mirrors clean and in good repair?
48. Ashtrays cleaned and kept out of sight?
49. Fireplace clean, logs/kindling stacked neatly?



BATHROOMS/POWDER ROOM

- 50. Every surface sparkling clean?
- 51. Counter tops organized, free of clutter?
Fresh soap?
- 52. Sinks spotlessly clean, faucets working properly?
- 53. Tub and shower surfaces clean?
- 54. Towels stain-free and hanging neatly?
- 55. Shower curtain clean and in good repair?
- 56. Toilet extra-clean and working properly?
- 57. Closets organized and clutter-free?
- 58. Medicine cabinet clean, “personal items” removed?

BASEMENT, FURNACE ROOM, GARAGE, ATTIC STOREROOM

- 59. Clean and well-organized? Clutter and excess “junk” removed?
- 60. Remaining items stored/stacked neatly?
- 61. Everything thoroughly vacuumed/dusted?
- 62. Wipe down furnace and Top of Hot Water Tank

OUTSIDE YOUR HOME

STRUCTURES

- 63. Exterior surfaces clean, in good condition?
- 64. Front-door exterior clean, inviting?
- 65. Eaves troughs and down spouts clean, in good repair?
- 66. Gates open/close properly, hardware working?
- 67. Fences/decks in good repair, in good condition?
- 68. Sidewalks and walkways in good repair?
- 69. Driveway clean, in good repair?

YARD AND ENVIRONMENT

- 70. Lawns mowed/edged regularly?
- 71. Large bare spots repaired?
- 72. Leaves removed from lawns and flower beds?
- 73. Trees pruned, hedges trimmed?
- 74. Flower beds weeded and tidy; dead plants replaced?
- 75. “Junk” and scrap removed?
- 76. Lawn furniture clean, organized, good repair?
- 77. Bicycles, children’s toys stored neatly, out of way?
- 78. Firewood organized and neatly stacked?
- 79. Yard cleared of “Doggy land mines”?
- 80. Garbage and Recycle Bins cleaned and free from smells

"Katia was diligent, honest and endeavoured to provide as much information as she could find & enabled us to make a well informed buying decision" - L.W. & D.W

"It's a pleasure working with such an enthusiastic, diligent and all round good person! We're looking forward to be in Collingwood full time" - G.H. & N.H.



If you need any recommendations on contractors or cleaners to help you with the checklist, contact us for our trusted local partners.



**MELANIE
MOSS**
SALES REPRESENTATIVE



**GREG
SYROTA**
BROKER



**KATIA
ABAIMOVA**
BROKER



**DAN
HALOS**
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