



THE ULTIMATE SELLER'S TO DO LIST

Your ultimate guide to preparing your home for a quick sale!



firstnational
Marlborough

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WHOLE HOUSE

Objectively evaluate every room!

Clean/replace as needed:

- * Light switch covers
- * Front door
- * Doors and door knobs
- * Kitchen cupboard doors
- * Fireplace
- * Carpets
- * Interior and exterior paint
- * Light shades and fittings
- * Blinds
- * AC/heater vents

Dust everything!

- * Walls
- * Window sills
- * Blinds
- * AC intake vents
- * Ceilings
- * Ceiling fans
- * Skirting boards

Make it inviting!

- * Rearrange furniture to maximise visual floor space
- * Prune and nurture all house plants
- * Remove any furniture that you can live without
- * Pack away personal family photos to de-personalise the home
- * Add lamps to any dark spaces to brighten the room
- * Use an essential oil diffuser for a fresh and clean-smelling home
- * Pack up all knick-knacks and figurines
- * Reduce or add house plants to a balanced number
- * Remove all but a few decorative books from bookshelves
- * Reduce the amount of wall art to one or two items per room
- * Avoid using scented candles, sprays, or plug-in air fresheners

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LIVING & FAMILY ROOMS

Maximise visual floor and wall space

- * Keep coffee tables clear
- * Keep furniture at a minimum
- * Use pillows and throws to soften the space
- * Vacuum and spot clean furniture as recommended
- * Remove any ashtrays
- * Any toys should be stored out of sight
- * Assess drapes and curtains / curtain rods, clean as recommended

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KITCHEN

Clean and clear surfaces

- * Put away all mops, brooms, vacuums, etc.
- * Empty the garbage before each showing
- * Remove any pet food/water dishes before showings
- * Organise pantry to look nice and neat
- * Box up any dishes and cooking supplies
- * Scrub/polish the sink to make it look like new again
- * Clear all items from kitchen counter tops
- * Clean tile grout, bleach if needed
- * Clean the stove, oven and microwave
- * Clear the refrigerator of magnets, pictures, etc.
- * Repair broken or loose corners on counter tops
- * Replace burner pans on the stove if worn



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A photograph of a dining room featuring a long wooden table set with plates, glasses, and a centerpiece of white flowers. Several chairs are tucked under the table.

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DINING ROOM

Minimise furniture!

- * Keep dining table clear except for a nice centrepiece
- * The table should seat 4 to 6 chairs maximum
- * Remove extra chairs from the table and dining room
- * Check for scuff marks on walls, corners and skirting boards - Paint or de-scuff as required

A photograph of a bedroom with a bed, a bedside table, and a lamp. A potted plant is visible on the left.

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BEDROOMS

Make your bed and stow your stuff!

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

A photograph of a laundry room with clothes hanging on a rack.

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LAUNDRY

Put it all away!

- * Put soap and supplies in cupboards
- * Use high watt bulbs to make it look brighter
- * Keep floors cleared of clutter and mop regularly
- * Keep all surfaces and sink clean and empty
- * Remove any and all clothing, dirty or clean

A photograph of a modern bathroom featuring a large white bathtub, a vanity with a sink, and a potted plant.

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BATHROOM

Clean and bright

- * Clean or replace all shower curtains
- * Clean any mouldy areas
- * Replace caulking to make it look new again
- * Take off all cloth toilet lids and keep lids closed
- * Hide rubbish bins and cleaning supplies
- * Organise cabinets to be nice and neat
- * Clear and clean all surfaces
- * Display a bottle of hand soap or bar of soap
- * Purchase new towels if necessary
- * Co-ordinate all linens in 1 or 2 colours
- * Fold towels in thirds on towel rack
- * Remove all unnecessary items



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EXTERIOR

Step back and evaluate!

- * 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
- * Create an inviting retreat with furniture and outdoor cushions, etc.
- * 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

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YARD & GARDEN

Trim and nurture!

- * Prune bushes and plants to look healthy
- * Weed & remove any dead plants in all planting areas
- * Keep the lawn freshly mowed, edged, and fertilised
- * Do not allow shrubs or plants to block windows
- * Put down fresh mulch to restore colour contrast
- * Add a few flowers for a splash of colour if needed

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GARAGE

Keep nice and neat

- * Clean and sweep out the garage
- * Repaint dirty areas
- * Keep storage nice and neat
- * Pack anything you can live without

Notes: _____

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