



PREPARING FOR SHOWINGS

AD&Co. tips to get your house ready for... *everything!* You may wish to print off this checklist to make sure that the following items are completed prior to your showings:

MAKE A GREAT FIRST IMPRESSION

- Front door (repaint/re-stain if necessary)
- New/Clean welcome mat
- Stage the front porch or deck with furniture and/or potted plants
- Stage the back patio or deck with furniture and/or potted plants
- Trim overgrown landscape including bushes/hedges and trees
- Add fresh bark to front and back yard
- Clean windows & rescreen ripped window screens and sliding screen doors (If necessary. Rescreening is an easy DIY)
- Repaint with neutral colors (if applicable) – Agreeable Grey / Accessible Beige are very popular choices
- Touch up/clean marks and scuffs on walls, doors and baseboards. (Keep paint handy over the next couple days. When you think you have finished you will find spots you missed).
- Install higher wattage incandescent light bulbs to brighten rooms.
- Re-caulk bathtubs/showers if necessary
- Keep all toilet seat lids closed
- Hang fresh towels in kitchen and baths
- Add Fresh flowers and/or greenery
- Complete repair/replace list

LESS REALLY IS MORE

- Remove personal collections
- Put away valuables and medications
- Remove excess and oversized furniture
- Depersonalize by removing personal photos throughout the house
- Remove most rugs
- Clear all small appliances from the kitchen countertops.
- Minimize most child/pet toys. This will make it easier to tidy up for showings.
- Organize cabinets under bathrooms and kitchen sinks (Buyers will peek inside!)
- Organize closets (storing out-of-season clothes makes your closet appear larger)
- Donate or purge anything you no longer need
- Store boxed up personal items & furniture neatly in garage or rent a storage unit if necessary
- Remove yard debris



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NOTHING INSPIRES CLEANLINESS MORE THAN AN UNEXPECTED (OR EXPECTED) GUEST!

- Professionally clean carpets
- Tile flooring – if the grout is discolored, have it cleaned or a color seal added
- Professionally clean home or complete the following:
 - Wipe down baseboards, doors and light switches
 - Remove any cobwebs and clean ceiling fans
 - Clean ceiling vents and replace air filter
 - Clean sliding glass door tracks
 - Remove/clean dead bugs out of enclosed light fixtures – exterior lights, covered can lights, chandeliers.
 - Clean TV screens (use electronic cleaner, not glass cleaner)
 - Clean the range hood and microwave
 - Clean and organize under kitchen and bathroom sinks
 - Wipe down or oil kitchen cabinets and clean knobs/pulls
 - Organize kitchen pantry

SHOWING OFF YOUR HOME & SELLER ETIQUETTE

- Turn on ALL lights
- Play music for the showings – use soft, relaxing music. Smooth jazz, classical, spa/zen; find the sound that suits your home
- Open curtains or blinds to let in natural light
- Light mildly scented candle / citrus room spray or open windows to freshen air
- Wipe down kitchen counters and remove any dirty dishes in the sink
- Vacuum and Sweep floors
- Put all toilet seat covers down
- Empty visible or odorous trash cans
- Hide pet toys/beds and clean up pet waste
- Turn on any fountains/waterfalls/pool features
- Make sure to leave home for the showings
- Secure or remove pets
- Do a quick run through with a laundry basket and toss any misplaced items into the basket and put in your car