



## 95-Point Checklist for Photos and Video

Our goal is to show your home at its absolute best. Together, we can present a clean, spacious, clutter-free home—causing every potential buyer who views your home to want to purchase it! Recent statistics from the National Association of Realtors® show that home buyers begin their new home search online. This means photographs and a video could possibly make or break the sale of your home. That's why we've created a checklist to help you prepare your home to look its finest.

### Exterior

- Remove garden gnomes, gazing balls, wind chimes, and concrete statues
- Mow lawn and trim shrubs
- Add color and fill bare spots with plantings
- De-weed mulch beds and mulch, if needed
- Edge gardens and walkways
- Sweep walkways and driveways; remove branches, litter, and toys
- Remove mildew or moss from walls or walks with bleach and water
- Take stains off your driveway with cleaner or kitty litter
- Remove all cars from driveway
- Replace or clean mailbox
- Stack woodpile neatly
- Repair, clean, and paint or stain patio and deck areas
- Repair, clean, and paint or stain fencing
- Remove any outdoor furniture that is not in good shape
- Check for sagging roof line, discoloration, or holes that may cause leaking
- Replace any missing roof shingles
- Clean gutters
- Repair siding or repaint where necessary
- Repair broken windows/shutters, replace torn screens, and make sure frames and seams have solid caulking
- Hose off exterior wood and trim; replace damaged bricks or wood
- Clean and remove rust from any window A/C units or store them away
- Paint or re-stain the front door
- Check weather stripping for all exterior doors; repair as needed
- Replace old storm doors
- Add a new front door mat
- Consider a seasonal door decoration

- Make sure doorbell is in working order
- Replace or clean hardware on front door, exterior lighting fixtures, etc.
- Replace burnt-out light bulbs
- Hide garbage cans
- Make sure pool is sparkling clean

## **General Interior Tips**

- Make sure all marketing materials are readily available in a convenient location, typically kitchen countertop is best
- Open all draperies and shades
- Keep the home at a comfortable temperature
- Pick up toys, put away clothes, and clear away any clutter
- Vacuum carpets and rugs
- Add some strategically fresh flowers throughout the home
- Put pets in the backyard or arrange for a friend or kennel to keep them
- Make sure pet areas are clean and odor-free
- Turn on all interior lights
- Repair drywall nail pops, holes, and scuff marks
- Add a fresh coat of interior paint in light, neutral colors
- Eliminate bold or bright paint colors; replace with neutral colors
- Shampoo carpeting; replace if necessary
- Clean hardwood floors; refinish if necessary
- Clean kitchen and bathroom floors
- Clean baseboards
- Wash all windows, vacuum blinds, and wash window sills
- Clean the fireplace
- Remove extra furniture and items you don't use
- Clean out and organize closets; add extra space by packing clothes and items you won't need again until after you've moved
- Sell, donate, or throw out all unnecessary items
- Replace worn area rugs
- Repair easy fixes: loose doorknobs, cracked molding, leaky taps and toilets, squeaky doors, closet or screen doors off their tracks, etc.
- Replace burnt-out light bulbs
- Replace dead batteries in detectors
- Secure jewelry, cash, or other valuables
- Secure firearms and any other weaponry
- Secure prescription medications

## **Kitchen**

- Clean the kitchen sink
- Clean appliances inside and out
- Check all appliances to ensure they are in working order
- Replace burner pans
- Grind fresh lemon in the garbage disposal
- Clean often-forgotten spots on top of fridge and under sink
- Organize items inside cabinets; pre-pack anything you won't be using before your move
- Remove magnets, drawings, and other personal effects from the refrigerator
- Clear counters

## **Living Room**

- Create a cozy and inviting environment
- Pack away personal photos
- Remove clutter

## **Dining Room**

- Polish any visible silver
- Clean crystal

## **Bathrooms**

- Clean the bathroom sinks
- Put down toilet seats
- Ensure all fixtures and hardware are same finishes; replace if needed
- Repair or replace leaking faucets
- Remove all rust and mildew
- Scrub tile, grout, tubs, sinks, and shower doors
- Repair cracks, peels, and other damage
- Organize and de-clutter bathroom linen closets and cabinetry
- Stow away all toiletries and personal hygiene items
- Put out fresh hand towels, towels, and linens

## Bedrooms

- Organize furniture to create a spacious look with well-defined sitting, sleeping, and dressing areas
- Make all beds
- Remove personal effects from night stands and dressers
- Organize and minimize clutter in closets

## Garage

- Organize and create more space by hanging tools and placing items on shelves
- Clean water heater and drain sediment
- Check garage doors to ensure they're functioning properly
- Ensure garage door openers are in working order with at least two remotes

## Attic

- Make inspection access easy
- Tidy up by discarding or pre-packing
- Make sure exposed insulation is in good condition
- Provide strong overhead lighting