

SD STEVE DARRAGH



100 Point Seller Checklist



Steve Darragh

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100 Point Seller Checklist


Clean/Replace as needed:

- Light switch covers
- Fireplace
- Light bulbs
- Front Door
- Carpets
- Blinds
- Doors and Door Knobs
- Interior & Exterior Paint
- AC/Heater Vents

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Dust Everything:

- Walls
- Blinds
- Ceilings
- Baseboards
- Windows
- A/C Intake Vents
- Ceiling Fans
- Chandeliers
- Pictures

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Make it Inviting:

- Rearrange Furniture to Maximize Visual Floor Space
- Pack Up all kick Kanck and Figurines
- Prune and Nurture all House Plants
- Reduce or Add House Plants to a Balanced Number
- Remove an Frniture thay you can't Live Without
- Remove all but a Few Decorative Books from Bookshelves
- Pack Away Personal Family Photos to De-Personalize the House
- Reduce the Amount of Wall Art to one or Two items per Room
- Add Lamps to any Dark Spaces to Brighten the Room
- Avoid Using Scented Candles, Sprays and Plug-In's

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- Leave your Home Smelling Fresh and Clean with an Essential Oil Diffuser
- Stage the House if the place is empty of furniture or Outdated Furniture/Rips/Tears


Living Rooms & Family Rooms:

- Keep Coffee Tables Clear
- Remove any Ashtrays
- Keep Furniture at a Minimum
- Any Toys should be Stored out of Sight
- Use Pillows and Throws to Soften the Place

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Dining Rooms:

- Bottom of Chandelier should be a minimum 60" from the Floor
- Keep Dining Table Clear Except for one Nice Centerpiece
- Remove Extra Chairs from the Table and Dining Room
- Remove extra "leaves" from the table
- The table should seat 4 to 6 chairs max


Kitchen:

- Clear all items from kitchen countertops
- Clean tile grout; bleach if needed
- Clean the stove, oven and microwave
- Clear the refrigerator of magnets, pictures and messages
- Repair broken or loose corners on Fromica® countertops

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- Replace burner pans on the stove if worn
- Keep all mops, brooms, vacuums, etc. put away
- Empty the garbage before each showing
- Remove any pet food and water dishes before showings
- Organize pantry to look nice and neat
- Box up any dishes & cooking supplies you can live without
- Scrub/Polish the sink to make it look new again


Bedrooms:

- Make beds daily
- Invest in new bedspreads if necessary
- Clear off bedside tables, dressers, etc.
- Store daily necessities in drawers or closets
- Organize closets to be nice and neat

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- Keep closet doors closed
- Keep all the floors clear and vacuum regularly
- Remove all wall décor, other than a tasteful piece of art
- Repair any holes or damage to walls


Laundry:

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

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Bath:

- Clear and clean ALL surfaces
- Display a bottle of hand soap or a clean bar of soap
- Place a hand sanitizer bottle next to soap
- Purchase new towels that match if necessary
- Coordinate all linens in one or two colors
- Fold towels in thirds on towel rack
- Remove all unnecessary items out sower stalls and tubs
- Clean or replace all shower curtains
- Clean any moldy areas in the showers and baths
- Replace caulking to make it look new again
- Take off all cloth toliet lids and keep lids closed
- Hide garbage cans and cleaning supllies
- Organize cabinets to be nice and neat

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Exterior:

- Look at your house objectively from your neighbor's yard
- Clean or repaint the front door if needed
- Repaint the exterior trim if needed
- Replace any rotten wood on the exterior
- Sweep all walkways, patios, porches and decks
- 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
- Outdoor drapes, pillows and throws create an inviting retreat
- Coil up any garden hoses

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Garage:

- Clean and sweep out the garage
- Keep storage nice and neat
- Repaint dirty areas
- Pack anything you can live without
- hang bicycles from ceilings to show more floor space


Yard:

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

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