



Before Open House or Showing Checklist

Exterior (Curb Appeal)

- Outside: backyard and front yard: ensure both are free of leaves and/or debris. Front walkway and steps are swept and washed clean, rid yards of animal waste, BBQ cleaned, any toys are packed away and out of sight, all dead plants and flowers are removed or replaced, pets are with sitters or friends.
- Is the exterior and driveway clean? Visible debris/dirt/dust can be power-washed.
- Have you washed the exterior windows?
- Are eaves-troughs cleaned out and in good repair? If some/all have been painted, are there any spots that could be touched up?
- Do you have lawn furniture? If so, you could set it up in a conversation configuration. If there is a table with an umbrella, set it up outside.
- Lawn is mowed, hedges trimmed, weeds removed, lawn raked.



- If it is winter, are walks and driveway shovelled, sanded, salted, free of ice?
- Are there any light-bulbs that need replacing outside?
- What is the condition of your exterior doors? Is the storm/screen door in good condition? Is the screen torn or dirty? Is the hardware clean and in good working condition? How does the door react when opening and closing? Does it close/open easily? Does it need re-painting?
- Are your address numbers easily visible on the outside of house?
- Is your mailbox in good condition and securely affixed/hanging straight?
- Garage: Last minute check to ensure that the area is still clean and free of clutter or garbage/recyclables.

Interior

- You have ensured that all garbage and recycling has already been scheduled for pick-up and are already gone before showing your home. Also make sure all items to be donated or given away have already been removed from the property and delivered to their respective destinations.



- Take a last look around to ensure cleanliness.
- Make sure the temperature in the home is moderately warm, not too hot or too cool. 21 degrees Celsius is a good rule of thumb, no matter what the season.
- Aromas-The best smell when selling your home is NO SMELL. At most, you could put a couple of lemons or oranges through your garburator, as the citrus smell is the Universal smell of cleanliness. NO ARTIFICIAL air fresheners.
- Ensure that you have aired out your home by opening windows and running fans to increase circulation.
- Shoes, clothing, bags, or any personal items need to be removed from entrances to home.
- All lights and lamps in the entire home need to be turned on.
- Are there any light bulbs inside the home that need replacing?
- All window coverings need to be opened to expose available windows and bring in natural lighting.



- Make sure all garbage containers throughout home have been emptied, and containers washed to ensure there are no odours associated with them.
- Are all toilet seats down and toilet paper rolls replaced?
- Are all personal toiletries put away neatly out of sight in the bathrooms?
- Are the towels in the bathrooms both clean and the most decorative you have available? Also make sure they are neatly folded for display purposes.
- Is all the chrome in bathrooms and kitchen shining and free of spots?
- Is your fridge completely free of all magnets, pictures, notes, and items we tend to stack on top? It needs to be.
- Make sure all of your larger kitchen appliances are off of the countertop and either packed away already and in storage, or put away neatly in available cupboard space.
- All mirrors and glass (including windows) are freshly cleaned and streak-free.



- All floors have been swept/mopped/vacuumed.
- Fridge has been washed out.
- Oven, stove-top, and hood-fan are all clean and shiny.
- Any crafts/hobbies/games are packed away out of site or, at the very least, organized.
- Maybe have an inviting, decorative bowl of assorted fresh fruit on kitchen counter.
- Take a quick look inside all of your closets, cupboards, cabinets, and drawers throughout. The home-buyers WILL open the majority of them, as storage space is one of the top most sought-after qualities. So, it is important that you have organized and eliminated a LOT of the stuff already. Optimally, you have already packed and stored away all things you don't regularly use.
- Make sure all stray papers in the home are already filed away.
- All personal items are packed away, put away, or stored off-site already.



- Check office quickly to ensure all of the papers are filed and surface areas are free of personal items.