
Home Seller Preparation Checklist

Free resource | For homeowners getting ready to list — without wasting money on unnecessary improvements.

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About me: I help South Florida homeowners prepare, price, and sell with confidence — with practical, plain-language guidance and no pressure. If you would like help with your next move, reach out any time.

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How to use this checklist

Work through it room by room, and tick each item as you go. The goal is a clean, bright, easy-to-photograph home — not a remodel. Fix what buyers will notice first, and leave the rest. If you are unsure whether a repair is worth doing before you list, ask before you spend.

Room-by-room decluttering

- ☐ Every room — Remove personal photos, extra furniture, and anything that blocks light or walkways. Keep surfaces mostly clear.
- ☐ Living areas — Take out oversized or extra chairs, toys, pet items, and cords. Open curtains and blinds.
- ☐ Kitchen — Clear counters except one or two simple items. Empty and wipe inside the fridge front, cabinets, and pantry doors.
- ☐ Bedrooms — Make beds neatly, clear nightstands, and remove extra clothes from closets so they look roomy.
- ☐ Bathrooms — Remove personal toiletries, old towels, and shower items. Leave fresh towels and a clean, empty counter.
- ☐ Closets & storage — Donate, store, or box what you do not use daily. Buyers open closets — half-full reads as spacious.
- ☐ Garage & laundry — Sweep, clear the floor where you can, and hide tools, cleaning supplies, and laundry baskets.

Repairs to address before listing

Focus on small, visible fixes that build trust. These are priorities, not a full renovation list.

- ☐ Patch small nail holes, scuffs, and cracked paint; touch up paint where it is clearly worn.
- ☐ Fix dripping faucets, running toilets, loose handles, squeaky doors, and sticking windows.
- ☐ Replace burnt-out bulbs, broken switch plates, and worn door hardware.
- ☐ Repair torn screens, cracked caulk in bathrooms and kitchens, and loose tiles or grout.
- ☐ Service the air conditioner filter and tidy the exterior unit area.
- ☐ Fix any obvious water stains — and fix the source first, not just the stain.
- ☐ Note anything bigger (roof, plumbing, electrical) and get a quote before deciding — do not guess or hide it.

Staging and curb appeal

- ☐ Mow, trim hedges, sweep walkways, and remove weeds from beds and driveways.
- ☐ Clean the front door, porch, and mailbox; add a simple welcome mat and one plant if you like.
- ☐ Pressure-wash dirty driveways, patios, and sidewalks where needed.

- ☐ Inside, add light: open blinds, turn on lamps, and use neutral, fresh bedding and towels.
- ☐ Set each room for one clear purpose — a bedroom should read as a bedroom, not storage.
- ☐ Remove strong smells: clean pet areas, take out trash, and air the home before showings.

What to remove before photography

- ☐ Family photos, diplomas, awards, and anything with names or personal details.
- ☐ Magnets, notes, and papers from the fridge; cords and chargers from counters.
- ☐ Pet beds, bowls, litter boxes, and toys — and pets themselves on photo and showing days.
- ☐ Trash cans, cleaning supplies, plungers, and laundry baskets.
- ☐ Cars from the driveway for exterior photos, where you can.
- ☐ Anything valuable or fragile you would not want photographed or handled.

30-day home preparation timeline

When	Do this
Days 30-21	Walk every room with this list. Declutter, donate, and box extras. Get quotes for any larger repair.
Days 20-14	Make priority repairs. Touch up paint. Deep-clean the whole home, including windows.
Days 13-7	Stage rooms, tidy the yard, and remove personal items. Plan where pets and valuables will go.
Days 6-3	Final clean, fresh towels and bedding, light bulbs checked, yard mowed, porch tidy.
Days 2-0	Remove items from the photography list above. Open blinds, turn on lights, and leave the home photo-ready.

Ready for the next step? If you would like help deciding what to fix, what to skip, or what your home could sell for, contact Therisa Campbell — 786-569-9020, homesbytherisa@gmail.com, tchomesrealestate.com.