
Showing-Day Checklist

Free resource | A print-and-use checklist for sellers, for the day buyers come to see your home.

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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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Use this on showing day

Print this page, work top to bottom, and leave the home ready for a stranger to imagine living in it. Small things — light, smell, and clear surfaces — matter more on showing day than any single piece of furniture.

Morning of the showing

- ☐ Open all curtains and blinds; turn on every light, including lamps and porch lights.
- ☐ Make all beds neatly; fluff pillows and straighten bedding.
- ☐ Clear kitchen counters, bathroom counters, and dining tables of personal items.
- ☐ Take out all trash, recycling, and pet waste; hide trash cans where you can.
- ☐ Vacuum or sweep main floors; wipe kitchen and bathroom surfaces.
- ☐ Set the temperature to a comfortable level, and air out any strong smells.

Every room, in order

- ☐ Entry: clear shoes, coats, and mail; front door clean and easy to open.
- ☐ Living areas: cushions straight, remotes and chargers hidden, toys and pet items out of sight.
- ☐ Kitchen: dishes washed and put away, sink empty, fridge front clear, floor clean.
- ☐ Bedrooms: closets closed, laundry hidden, personal photos turned or removed if you prefer.
- ☐ Bathrooms: toilet lids down, fresh towels out, toiletries hidden, mirrors clean.
- ☐ Outdoors: porch swept, yard tidy, patio furniture straight, garage door closed if appropriate.

Right before you leave

- ☐ Pets are out of the home, with beds, bowls, and litter boxes hidden or removed.
- ☐ Valuables, medications, mail, and personal documents are secured or taken with you.
- ☐ Lights are on, blinds are open, and the home smells fresh — not heavily perfumed.
- ☐ Keys, garage remotes, and any showing instructions are where your agent asked for them.
- ☐ You have a plan for where to go during the showing, and how long you will be out.

After the showing

- ☐ Ask your agent for feedback: what did buyers like, and what gave them pause?
- ☐ Note anything to fix before the next showing — a smell, a dark room, a cluttered corner.
- ☐ Put the home back to showing-ready, so the next showing is just as strong as the first.

Good luck with your showings. If you would like help preparing or pricing your home, contact Therisa Campbell, Real Estate Advisor — 786-569-9020, homesbytherisa@gmail.com,

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