

SHOWING PREPARATION GUIDE

A Guide to Making Sure the House is Ready to Show

So you've scheduled a showing for your home, but you're not sure how to prepare for it? Let me help! Here are a few suggestions I have for getting your home into tip-top shape in the 24 hours leading up to the showing. Some suggestions may not apply to all situations, and may not be feasible for everyone, but they are a great starting point! Take what works, leave what doesn't.

EXTERIOR

- Trash is removed or secured in bins
- Clean up pet droppings
- Sporting equipment and toys neatly put away
- Clear pathway to the front door
- Exterior lights functioning and turned on if showing in evening
- Grass cut as needed
- Pool clean of debris and water filled

INTERIOR | GENERAL

- Valuables secured and out of sight
- Have all lights turned on even for daytime showings
- Make sure no cobwebs in corners or near ceilings
- Floors are clean (broom swept or vacuumed)
- Tabletops cleared of clutter (no more than 2-3 decor items per table or shelf, empty tables are best)
- Curtains, louvers, shutters open to show view
- Make sure windows are open, fans on or AC is on (depending on how home shows best)
- Litter boxes are cleaned
- No loud music — either silence or quiet instrumental music only
- Make sure no trash cans are overflowing and need to be emptied
- No strong odors — remove pet smells and cooking smells
- If using candles or incense, make sure they are light smells and not overpowering

KITCHEN

- No dirty dishes in sink or on counters
- Clean dishes put away
- Food put away
- Counters wiped down
- As few decor items or appliances as possible on counters
- Make sure stainless steel appliances are wiped down and fingerprints removed (stainless steel cleaner or WD40 work great!)

BATHROOMS

- Toilets flushed
- Toilet seats down
- Towels neatly hung up
- Shower curtain closed
- Countertops cleared and wiped down
- Mirrors wiped down

BEDROOMS

- Beds made
- All laundry and clutter off of floor
- Tabletops and dresser tops clear of clutter

LAUNDRY

- All dirty laundry in laundry baskets and out of sight
- It is best if all animals, children, and adults are not present in the house at the time of showings. This allows potential buyers to be comfortable looking around and asking questions of their agents.