



336-708-0560 <https://www.charliewardrealty.com/>

Check List for Pictures, Showings, and Open House

We have found the best impression of the home can be obtained when it looks more like no one is living there. In preparation for pictures, showings, and open house events please review the following suggestions. Let us know if you have questions.

TIP: Plastic bins are very good for storing your items for showings. The items can be easily taken out for use once the showing is over or kept in the bins in preparation for moving.

THROUGHOUT THE HOUSE

- Clean all countertops, furniture, floors, vents, ceiling fans, fireplace,
- Clean or cover obvious marks and spots from walls
- Remove drop rugs from rooms and stairs
 - If they are covering discoloration, spots or obvious cracks leave them
- Clear floor and corners of vases, statues, art pieces, debris
- Make sure stairs are clear
- Remove personal pictures
- Decorative pictures are OK
 - 1 or 2 artistic pieces on shelves are Ok
- Make sure counters are free of clutter and what remains is set neatly
 - The fewer things on the counters, and tables the better the presentation- we want the people viewing the home to be able to imagine their things in the home.
- Cover any stains or discoloring on furniture with a decorative shawl or throw
- Empty and clean all trash cans
- Open windows and blinds to let light into the rooms

KITCHEN:

- Clean all appliance tops, fronts, and doors, including microwave door
- Clear magnets, notes, etc. from the refrigerator door and sides
- Clear objects from the top of the refrigerator
- Clear all counters of most items , especially food
- Remove towels from stove handles
- Remove items above cabinets if possible
- Clear table of napkin holders, salt and pepper shakers,
 - Placemats and decorative center pieces are ok
 - Make sure chair cushions are clean



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FAMILY ROOM

- Clear coffee tables of most items
- If you have large furniture pieces consider removing 1 or 2 pieces to make the room look larger
- Decorative/ contemporary throw pillows are great additions and can hide flaws

Baths

- Remove any rugs
- Remove counter items except decorative soap dispenser and other small decoration
- Remove personal items from counters, behind the doors, etc.
- Fold towels neatly on the towel racks
- Fill toilet paper roll
- Close toilet lids
- Pull shower curtains back half way so potential buyers can see the shower/tub fixtures,
 - Remove shower caddies

Bedrooms

- Remove most items from the dressers – OK to leave 1 or 2 small decorative items
- Make bed up neatly and make sure no tags or sheets are showing under the comforter
 - Neutral colors are best
 - Large pillows with pops of color are good accents
- Remove/hide television cords if possible
- Curtains and blinds open so there is light coming into the room
- Clear everything from the floor, drop rugs, etc.
- Closets- clothes should be hung neatly, or put in bins and stacked neatly
- Spray or remove athletic shoes one day in advance of showing



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LAUNDRY ROOM AND PANTRY

- Stack items neatly on shelves
- No clothing items in baskets
- Hampers should look neat and not show clothing

GARAGE

- Stack items neatly
- Open the door prior to the showings to eliminate odors

ATTIC

- . We will only show it upon request during the showings or if it is completely floored and can be used as bonus storage space
 - Stack items neatly

OUTDOOR

- Vehicles out of the driveway & garage
- Porch and patio cleaned and neat
- Lawn care and landscaping done if applicable
- Lawn/garden equipment stored neatly
- Adding seasonal potted plants like Mums add curb appeal



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ODORS

- If possible open the doors and windows a couple of hours before a showing to freshen the air
- Refrain from leaving air fresheners in the house,
 - Incense, Candles, Light socket fresheners
- Hiding more natural odor eliminators are best
 - Fresh cut oranges in the kitchen
 - Charcoal in containers hidden in the house is good for helping with heavy odors
 - Remove them after the open house or showing, the dust particles can cause health problems
 - Open fabric softener sheet in the laundry room
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 - Empty and wash out all trash cans
 - Make sure no odors are seeping from the refrigerator

It is our goal to make sure your home is appealing to any potential buyers. We like to schedule a walk through with you 1-2 days before your pictures and / or open house. We will contact you in advance to see what time will be convenient for you.