



HEATHER WRIGHT
& ASSOCIATES

THE ULTIMATE

SHOW READY CHECKLIST

Everything buyers notice, room by room.

CALL OR TEXT

515.505.1818

ONLINE

MyWrightHouse.com

BROKERAGE

RE/MAX Concepts

Go for the love.

Buyers who fall in love with a home offer more than buyers who sort of like it. That's the whole strategy behind this checklist.

A clean home reads as a cared-for home, and a cared-for home earns stronger offers and fewer inspection surprises. Work top to bottom, one room at a time, and check things off as you go.

ONE NOTE BEFORE YOU START

Smell matters as much as shine. Air the house out, deal with pet odors at the source, and skip the heavy candles. Neutral wins.

If the list feels overwhelming, call us. We'll walk through with you and tell you what's worth doing first.

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Tasks for Every Room

Start high and work down, so dust lands on floors you haven't cleaned yet.

FROM TOP TO BOTTOM

- ☐ Dust ceiling corners and crown molding
- ☐ Dust ceiling fans
- ☐ Dust the trim around windows and doors
- ☐ Wash walls (yes, walls get dirty)
- ☐ Vacuum or wash window screens
- ☐ Clean windows
- ☐ Wipe or wash window blinds
- ☐ Vacuum or wash curtains
- ☐ Dust bookcases and built-ins
- ☐ Dust the fireplace mantel
- ☐ Wipe the glass fireplace window
- ☐ Clean light fixtures, lamps and lampshades
- ☐ Replace burned out light bulbs
- ☐ Wipe doors and clean scuff marks
- ☐ Clean air vents
- ☐ Dust mirrors, picture frames and wall hangings
- ☐ Wipe light switch plates
- ☐ Touch up paint

FURNITURE STAYING DURING SHOWINGS

- ☐ Clean any stains
- ☐ Condition leather furniture
- ☐ Polish wood furniture
- ☐ Vacuum upholstery, including under the cushions
- ☐ Wipe down the furniture base

DEEP CLEAN FLOORING

- ☐ Sweep and mop hardwood (use the manufacturer's recommended products)
- ☐ Sweep, mop or steam tile and linoleum
- ☐ Vacuum and steam clean carpet
- ☐ Dust baseboards and clean scuff marks

AREA RUGS

- ☐ Pull up area rugs and clean underneath
- ☐ Vacuum
- ☐ Remove any stains

WHILE YOU'RE AT IT

- ☐ Change the furnace filter
- ☐ Replace batteries in smoke detectors
- ☐ Replace batteries in carbon monoxide detectors

Kitchen

Buyers open everything. The oven, the fridge, the cabinets. Clean like they're going to look, because they will.

SURFACES & APPLIANCES

- ☐ Declutter and remove anything that doesn't belong
- ☐ Clear the counters
- ☐ Clear and dust the top of the refrigerator
- ☐ Clean the microwave inside and out
- ☐ Wipe the dishwasher door
- ☐ Clean the oven
- ☐ Clean the stovetop and burners
- ☐ Clean the hood vent and change the filter if needed
- ☐ Run the garbage disposal until it's empty
- ☐ Deodorize the garbage disposal

INSIDE THE CABINETS

- ☐ Clean and organize the refrigerator
- ☐ Clean and organize the freezer
- ☐ Vacuum the refrigerator coils
- ☐ Clean and organize cabinets and drawers
- ☐ Organize the pantry
- ☐ Clean the coffee maker and small appliances
- ☐ Clean under the sink and clear out what you don't need
- ☐ Wipe cabinet doors, knobs and pulls
- ☐ Wipe the backsplash
- ☐ Wipe the trash can

Bathrooms

Bathrooms sell on clean. Nothing else matters until that's true.

CLEAR & POLISH

- ☐ Declutter and remove anything that doesn't belong
- ☐ Clear the counters as much as possible
- ☐ Clean the mirror
- ☐ Clean and organize the medicine cabinet
- ☐ Clean and organize the linen closet
- ☐ Clean the shower curtain and liner
- ☐ Clean the shower door frame
- ☐ Clean the shower glass
- ☐ Clean the plastic strip at the bottom of the shower door
- ☐ Polish the faucets

SCRUB & FINISH

- ☐ Scrub and disinfect the toilet, including the base, under the seat and around the hinges
- ☐ Scrub the bathtub and shower
- ☐ Scrub the walls
- ☐ Wash floor mats
- ☐ Hang clean coordinating towels for showings
- ☐ Wash the trash can
- ☐ Wipe cabinets, knobs, pulls, towel racks and the toilet paper holder
- ☐ Dust the exhaust fan
- ☐ Clean the shower head
- ☐ Re-caulk around the tub if it needs it

Dining Room

Buyers glance at the dining room and move on. Clean and simple is all it needs.

- ☐ Declutter and remove anything that doesn't belong
- ☐ Clean and declutter built-ins and furniture
- ☐ Clean the table and legs. If the top is stained, stage it with a tablecloth.
- ☐ Clean chairs and legs, and remove stains from upholstery

Living Room & Family Areas

This is where buyers picture their evenings. Clear the clutter and let them.

- ☐ Declutter and remove anything that doesn't belong
- ☐ Organize electronics, cords and accessories
- ☐ Dust the TV, gaming consoles and other electronics
- ☐ Clean remotes and controllers

Office Space

Buyers should picture their life here, not learn about yours.

- ☐ Declutter and remove anything that doesn't belong
- ☐ Take down degrees, awards and anything with your name on it. It depersonalizes the space and protects your privacy while strangers walk through.
- ☐ Organize the desk

Bedrooms

A packed closet reads as not enough storage. Half empty reads as plenty of room.

- ☐ Declutter and remove anything that doesn't belong
- ☐ Pick up toys and put them where they live
- ☐ Put away folded laundry
- ☐ Declutter and organize closets
- ☐ Clean and organize the dresser
- ☐ Clean and organize nightstands
- ☐ Clean under the bed
- ☐ Make the bed like a hotel would

Laundry & Utility

A clean laundry room quietly tells buyers the house was maintained.

- ☐ Declutter and remove anything that doesn't belong
- ☐ Clean and organize cabinets and shelving
- ☐ Clean the dryer vent
- ☐ Clean inside the washing machine
- ☐ Vacuum behind and underneath the washer and dryer
- ☐ Wipe down the outside of both machines

Basement

Iowa buyers head straight downstairs. Dry and bright down here backs up everything they saw upstairs.

- ☐ Declutter and remove anything that doesn't belong
- ☐ Sweep the floor
- ☐ Run a dehumidifier and deal with any musty smell at the source
- ☐ Clear space around the furnace, water heater and sump pump so buyers and inspectors can see them
- ☐ Wipe down storage shelving
- ☐ Knock down cobwebs in corners and around windows
- ☐ Replace burned out bulbs so the space shows bright

Garage & Exterior

Buyers decide how they feel about your house before they reach the front door.

GARAGE, DECK & SIDING

- ☐ Declutter and remove anything from the garage and yard that doesn't belong
- ☐ Organize garage shelves and storage
- ☐ Sweep the garage floor
- ☐ Sweep the deck and patio
- ☐ Power wash or spray clean the deck and patio
- ☐ Stain the deck or touch up paint if it needs it
- ☐ Power wash or spray clean the siding
- ☐ Touch up paint on window trim, doors and shutters
- ☐ Touch up paint on siding
- ☐ Power wash or spray clean the garage door
- ☐ Clean exterior door frames
- ☐ Clean the front entry
- ☐ Wipe away cobwebs

CURB APPEAL & REPAIRS

- ☐ Clean or replace the entry mat
- ☐ Clean and repair gutters
- ☐ Repair broken bricks, wood or stone
- ☐ Clean outdoor light fixtures
- ☐ Wash the windows
- ☐ Clean patio furniture
- ☐ Trim trees, bushes and shrubs
- ☐ Check and repair sprinklers
- ☐ Inspect roof shingles
- ☐ Freshen up mulch
- ☐ Pull weeds and remove dead plants
- ☐ Plant low maintenance flowers for curb appeal

Some homes need the full list. Most don't.

When we list your home, we walk every room with you and tell you what's worth your time and what to skip, because two weekends of the right work beats two months of everything.

When you're ready, we're here.



Heather Wright & Associates

RE/MAX CONCEPTS · DES MOINES, IOWA

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