



SELLER PACKAGE · THE COMPANION CHECKLIST

Home-Prep Checklist

Everything to do before your home hits the market.



2026 EDITION

From to-do list to market-ready, prepping your home made simple.

HOW TO USE THIS

Work it, room by room

This is the companion to our Seller's Guide: a printable, do-it-in-order list of everything that makes a home sell faster and for more. You won't need to do all of it. Start at the top, where the return is biggest, and go as far as your time and budget allow. When in doubt, ask us and we'll tell you what's worth doing for your home and what to skip.

START HERE · THE HIGHEST-RETURN WORK

Before you spend a dollar on renovations, make the home clean and clearly cared-for. A professional deep clean, a demossed roof, and a soft-washed exterior usually run about \$1,000 to \$2,000, and dollar for dollar it is often the best money you will spend on a sale, ahead of a new kitchen or any big upgrade. It tells every buyer the home has been looked after.

The short list: **demoss the roof · soft-wash the exterior · pro deep clean · windows · gutters**

Everything that follows builds on that foundation. Tackle the outside, then the deep clean, then declutter, repair, and prepare. Tick the boxes as you go, in any order that suits you, or hand the bigger jobs to professionals and it's done sooner. We have trusted local people who specialize in all of it, and we'll line them up and guide you through every step.

FIRST IMPRESSIONS START AT THE CURB

The exterior and curb appeal

The first photo and the first drive-by decide whether buyers lean in. The outside earns the showing.

THE HIGH-RETURN BASICS

- ☐ Demoss and clean the roof
- ☐ Soft-wash the siding and trim
- ☐ Pressure-wash driveway, walks, and patio
- ☐ Clean out the gutters and downspouts
- ☐ Wash every window, inside and out

AROUND THE ENTRY

- ☐ Repaint or wipe down the front door
- ☐ Fresh welcome mat, clean house numbers
- ☐ Clean the porch light and doorbell
- ☐ Clear cobwebs from eaves and corners
- ☐ A fresh potted plant or two by the door
- ☐ Polish or replace tired door hardware

THE YARD AND GROUNDS

- ☐ Mow, edge, and trim everything
- ☐ Weed beds and top up fresh mulch
- ☐ Prune shrubs back off the house
- ☐ Remove dead plants and debris
- ☐ Clean and arrange outdoor furniture
- ☐ Coil hoses, hide bins and pet items

CLEAN LIKE NEVER BEFORE

The deep clean

A spotless home reads as a well-maintained home, and it photographs beautifully. This is worth hiring out if you can.

FLOORS, WALLS, AND AIR

- ☐ Steam-clean carpets and rugs
- ☐ Mop and polish hard floors
- ☐ Wipe baseboards, trim, and doors
- ☐ Spot-clean walls and scuff marks
- ☐ Dust vents, registers, and fans
- ☐ Replace the furnace or heat-pump filter
- ☐ Neutralize odours (skip strong sprays)
- ☐ Clean light fixtures and switch plates

KITCHEN

- ☐ Degrease the range hood and stovetop
- ☐ Clean inside oven, fridge, and microwave
- ☐ Run and wipe out the dishwasher
- ☐ Wipe inside cabinets and drawers
- ☐ Descale and polish the sink and faucet
- ☐ Clear and wipe every counter

BATHROOMS AND GLASS

- ☐ Scrub grout; re-caulk where stained
- ☐ Polish glass, mirrors, and chrome
- ☐ Descale showerheads and faucets
- ☐ Wash windows, tracks, and sills
- ☐ Launder blinds and window coverings
- ☐ Set out fresh white towels for showings

MAKE ROOM FOR THE BUYER

Declutter, depersonalize, and repair

Buyers need space to picture their life in your home, and a list of small flaws makes them wonder what else was left undone. Clear it out, then fix the little things.

DECLUTTER AND PRE-PACK

- ☒ Pre-pack 30 to 50 percent of your things
- ☐ Clear every flat surface and counter
- ☐ Thin out furniture so rooms feel larger
- ☐ Tidy closets; half-empty looks bigger
- ☐ Organize the garage and storage areas
- ☐ Clear the fridge of magnets and notes

DEPERSONALIZE

- ☐ Pack away most personal photos
- ☐ Store collections, trophies, keepsakes
- ☐ Lock away valuables, mail, medications
- ☐ Soften bold or very personal decor

THE SMALL REPAIRS BUYERS NOTICE

- ☐ Fix dripping taps and running toilets
- ☐ Silence squeaky or sticking doors
- ☐ Tighten loose handles, knobs, railings
- ☐ Replace burnt-out bulbs (match the colour)
- ☐ Patch nail holes and touch up paint
- ☐ Repair torn window screens
- ☐ Lubricate the garage door
- ☐ Clear slow drains
- ☐ Test smoke and carbon-monoxide detectors
- ☐ Re-caulk tubs and sinks where needed

REFRESH, THEN PREPARE TO SHOW

Paint, surfaces, and the whole-home look

With the home clean and clear, a little refresh and some thoughtful preparation make it shine.

PAINT AND SURFACES

- ☐ Repaint bold walls a light neutral
- ☐ Touch up trim, doors, high-traffic spots
- ☐ Refresh or repaint the front door
- ☐ Whiten or re-grout tired tile
- ☐ Address obvious wall or ceiling marks
- ☐ Wipe down or refresh kitchen cabinet faces

PREPARE THE WHOLE HOME

- ☐ Maximize light: open blinds, add lamps
- ☐ Use bright, warm-white bulbs throughout
- ☐ Give every room one clear purpose
- ☐ Float furniture for easy, open flow
- ☐ Neutral bedding and fresh towels
- ☐ A few simple touches of greenery
- ☐ Keep scents neutral and subtle
- ☐ Define a cozy reading or coffee nook

DOWN TO THE DETAILS

Prepare it, room by room

A quick pass through each space, setting it to feel its best for photos and showings.

- | | |
|--|--|
| ☐ ENTRY AND FOYER
Clear, welcoming, nothing underfoot. A mirror and good light. | ☐ BATHROOMS
Spa look: white towels, new soap. Clear counters, lids down, mirror gleaming. |
| ☐ LIVING ROOM
Conversation layout, furniture off the walls. Tidy media, hide the cords. | ☐ SPARE ROOMS AND OFFICE
Tidy, neutral, depersonalized. Show one clear purpose per room. |
| ☐ KITCHEN
Counters clear but for one or two items. Hide soap and sponges; fresh towel; bowl of fruit. | ☐ OUTDOOR LIVING
Set up the deck or patio as a room. Cushions out, a small table set. |
| ☐ PRIMARY BEDROOM
Hotel-style bed, matching nightstands. Clear surfaces, soft neutral tones. | |

WHEN BUYERS ARE LOOKING

Photo day and showing-ready

Your home meets most buyers on a screen first. Make photo day count, then keep a quick routine for every showing.

PHOTO-DAY MORNING

- ☒ Every light on, all blinds open
- ☐ Cars off the driveway and frontage
- ☐ Bins, hoses, and tools out of sight
- ☐ Toilet lids down, seats and counters clear
- ☐ Beds made, pillows fluffed
- ☐ Pets and bowls out of the frame
- ☐ Hide cords, chargers, and remotes
- ☐ Fresh flowers or a bowl of fruit out

THE 15-MINUTE SHOWING RESET

- ☐ Counters and floors clear
- ☐ Beds made, blinds open, lights on
- ☐ Set a comfortable temperature
- ☐ Soft, neutral scent; nothing strong
- ☐ Pets and valuables tucked away
- ☒ Lock up and leave so buyers relax

THE EDGE MOST SELLERS MISS

Go the extra mile

A handful of moves that quietly set your home apart, the ones experienced sellers swear by. Hand the hard parts to our trusted people and we'll guide you every step.

THE EDGE MOST SELLERS MISS

- | | |
|---|---|
| ☐ Get a pre-listing inspection | ☐ Mind scent, sound, and temperature |
| ☐ Fix the surprises before a buyer finds them | ☐ Turn off visible cameras during showings |
| ☐ Build a home-info binder | ☐ Rent a storage unit for the overflow |
| ☐ Permits, warranties, upgrades, utility costs | ☐ Dress the home for the season (cozy or blooming) |
| ☐ Match your bulb colour temperature | ☐ Do the first-impression test from the curb |
| ☐ One warm-white tone everywhere for photos | ☐ Open and tidy the garage; buyers look |



Travis Bach

REALTOR®

(250) 619-2517

travis@bachrealestate.ca



Kiel Bach

PREC*

(250) 667-4182

kiel@bachrealestate.ca

Book a free home evaluation

or explore listings and neighbourhood guides at bachrealestate.ca

This checklist is general guidance from your REALTORS to help your home show its best, not legal, financial, or contractual advice. Every home and market is different; ask us what is worth doing for yours, and confirm any tax, legal, or financing details with the relevant professional before you rely on them.