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"Your true worth is determined by how much more you give in value than you receive in payment"
- The Go-Giver

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NICK BRIGGS

Strategic | Trustworthy | Results-Driven

Pre-Showing Checklist

Your Home. Our Strategy. Outstanding Results.

A well-prepared home sells faster and for more money. Follow this timeline checklist to make your home shine for photos, marketing, and showings.

WHY IT MATTERS

- Homes that show well sell faster and for more money.
- Great photos drive more online interest and showings.
- Buyers buy the feeling your home creates.

30 DAYS BEFORE LISTING
Plan & Prepare

- [ ] Declutter and simplify every room
- [ ] Deep clean: floors, walls, baseboards, windows, and carpets
- [ ] Repair: leaky faucets, holes in walls, squeaky doors, cracked caulk
- [ ] Touch up paint (neutral colors)
- [ ] Update light fixtures if needed
- [ ] Landscape: trim bushes, mow lawn, edge, and add fresh mulch
- [ ] Clear out closets and pantry (leave 50% open)
- [ ] Start depersonalizing: reduce photos and personal items
- [ ] Research local market with your agent
- [ ] Gather important documents
- [ ] Begin packing items you don't use daily
- [ ] Schedule any needed professional help

14 DAYS BEFORE LISTING
Polish & Perfect

- [ ] Continue decluttering and packing
- [ ] Donate or discard unwanted items
- [ ] Complete any repairs and touch-ups
- [ ] Refresh grout, caulk, and paint as needed
- [ ] Deep clean kitchen and bathrooms
- [ ] Organize cabinets, drawers and closets
- [ ] Power wash exterior surfaces
- [ ] Check all light bulbs and replace as needed
- [ ] Stage key rooms (or use what you have)
- [ ] Remove extra furniture to open up space
- [ ] Make beds look crisp and inviting

7 DAYS BEFORE PHOTOS
Prepare for the Camera

- [ ] Declutter all surfaces (especially countertops!)
- [ ] Clean, wipe walls, and vacuum
- [ ] Make all beds
- [ ] Remove/hide pet items & kids toys
- [ ] Hide all trash cans (inside & outside)
- [ ] Hide all personal toiletries (including from the shower!)
- [ ] Remove towels & small rugs, or ensure they are clean & new
- [ ] Sweep/shovel/leaf blow all walkways & patios
- [ ] Hide or minimize seasonal decor
- [ ] Move vehicles off-property or park down the street
- [ ] Take pets off-site during the appointment

PHOTO DAY
Make It Picture Perfect

- [ ] Turn on all lights & replace burned out bulbs
- [ ] Open all blinds & make sure curtains are even
- [ ] Close toilet seats
- [ ] Clear kitchen counters (keep only 1–2 styled items)
- [ ] Add fresh flowers, greenery, or a plant
- [ ] Set dining table (simple and clean)
- [ ] Ensure exterior is tidy and photo-ready
- [ ] Do NOT schedule any other vendors same day as photos (cleaners, stagers, etc.)

SHOWINGS & OPEN HOUSES
Keep It Show-Ready

- [ ] Keep home clean and clutter-free
- [ ] Make beds and tidy every day
- [ ] Wipe down counters and surfaces
- [ ] Keep floors clean
- [ ] Maintain fresh smells (no strong candles or air fresheners)
- [ ] Open blinds and turn on lights before showings
- [ ] Adjust temperature for comfort
- [ ] Put away personal items
- [ ] Minimize pet evidence
- [ ] Step out during showings when possible

BUYERS NOTICE IN SECONDS

- Cleanliness
- Natural Light
- Space Flow
- Odors
- Clutter
- Curb Appeal

QUICK WINS WITH BIG IMPACT

- ✓ Fresh paint (light, neutral colors)
- ✓ Deep clean everything
- ✓ Update cabinet hardware
- ✓ Add outdoor plants or flowers
- ✓ Replace dated light fixtures
- ✓ Fix minor repairs

A little preparation goes a long way. Let's work together to get you the best possible results!

Questions? I'm here to help every step of the way.