Open House Checklist & Showing Instructions

Showing Instructions - Open House Check List

Having this quick checklist will help you quickly prepare your home for showings and not forget the small design details that really impress buyers.

Curb Appeal Checklist

- [ ] Park cars down the street and away from driveway and front of house in order to give buyers clear picture of home
- [ ] Remove any front lawn debris, toys, trashcans, pet debris etc.
- [ ] Garage doors down and front door wide open
- [ ] Lay out “Emotional Connection Points” we have prepared: i.e. bench with pillows or bistro table with settings

Open House Check List - Interiors

- [ ] Quickly go through home and pick up any extraneous items i.e. toys, clothes
- [ ] Turn ON every light in the home and make sure to turn on lamps and heat at a comfortable temperature
- [ ] Open all blinds and window coverings for maximum light (unless there are privacy or view issues)
- [ ] Spray and wipe bathroom and kitchen counters
- [ ] Quick vacuum high traffic areas (if time)
- [ ] Fluff couch pillows, place throw strategically, organize coffee table
- [ ] Close TV cabinet doors
- [ ] Turn on interior lights in china cabinet or shelves
- [ ] Set out dress towels in bathroom

Open House Check List - Interiors

- [ ] Toilet seats down
- [ ] Fluff beds and pillows in all bedrooms
- [ ] Keep music on low (use TV cable in order to keep uniform in every room)
- [ ] Always have fresh flowers on hand during home selling months and place them through out home (particularly in bathrooms and bedrooms)
- [ ] Bake chocolate chip cookies in oven and give to guests along with a pitcher of lemonade or coffee brewing on a tray
- [ ] Ideally have windows open but make sure the home is comfortable temperature
- [ ] All ceiling fans should be on low
- [ ] All doors in house should be open as far as they can go EXCEPT closet doors (unless walk in)
- [ ] Set out “Emotional Connection Points” in each room; ie set out kitchen place settings, bed tray, patio trays etc.
- [ ] Remove any pet dishes, litter boxes completely
- [ ] Empty all garbage cans (especially in kitchen)