



## Getting Your Property Ready

To get the best return or rental value on your property, you need to ensure your property looks its best. Here is a checklist that will help you achieve your properties best value.

### Inside your home

#### Floor coverings (carpeting, tile, linoleum, hardwood, etc.)

- Dirt or stains?
- Excessive wear or damage?
- Area rugs clean and stain-free?

#### Walls and ceilings

- Dirt, fingerprints or other stains?
- Nail or thumb-crack holes, tape residue?
- Cracks, chips, water damage?
- Need for repainting or new wallpaper?
- Neutral, light colours for roomy environment?

#### Doors

- Dirt, fingerprints or other stains?
- Need new paint?
- Open/close easily without squeaks?
- Latches/handles secure and working properly?

#### Windows

- Glass sparkling clean/chip- and crack-free?
- Open/close easily?
- Latches/handles/locks secure, working properly?
- Dirt and fingerprints on frames or sills?
- Screens clean and without holes?
- Storm windows in good condition?

#### Window coverings (curtains, drapes, blinds, etc.)

- Dirt or stains?
- Excessive wear or sun damage?
- Open/close easily, hardware working properly?

#### Lighting (lighting makes a room feel more inviting)

- All bulbs working and proper wattage?
- Broken switches, exposed wiring?
- Table and floor lamps working properly?

#### Pet areas

- Clean, organized, odour-free?

#### Entryways and hallways

- Clean and free of clutter or obstructions?
- Welcome mat(s) clean and inviting?

#### Closets and storage areas

- Clean and well organized?
- Clutter and excess junk removed?
- Clothes hung neatly and not jammed together?
- Shoes and boots neatly stored/stacked?

#### Kitchen

- Every surface sparkling clean?
- Countertops organized, all but daily use appliances?
- Refrigerator spotless inside and out?
- Organized? Spoiled food discarded?
- Frost removed?
- Light bulbs working? (Buyers/Tenants look!)
- Oven/stovetop clean? Burner trays cleaned?
- Sinks clean; faucets working properly and leak-free?
- Garbage disposal in good working condition?
- Cupboards/pantry spotless, organized?
- Dishwasher clean and stain-free?

#### Living room, dining room, bedrooms, den and study

- Everything thoroughly vacuumed/dusted?
- Excess furniture removed for roomier atmosphere?
- Remaining furniture clean and in good repair?
- Wood and other surfaces clean and

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- polished?
- Bookshelves neat, organized and clutter-free?
- Children's games/toys stored neatly?
- Fragile items removed and stored?
- Smaller valuables removed/locked away?
- Window coverings open for views and sunlight?
- Mirrors clean and in good repair?
- Fireplace clean, logs/kindling stacked neatly?

#### Bathrooms/powder room

- Every surface sparkling clean?
- Countertops organized, free of clutter?
- Fresh soap?
- Sinks spotlessly clean, faucets working properly?
- Tub and shower surfaces clean?
- Towels stain-free and hanging neatly?
- Shower curtain clean and in good repair?
- Toilet extra-clean and working properly?
- Closets organized and clutter-free?
- Medicine cabinet clean, "personal items" removed?

#### Basement, furnace room, garage, attic storeroom

- Clean and well-organized?
- Clutter and excess "junk" removed?
- Remaining items stored/stacked neatly?
- Everything thoroughly vacuumed/dusted?

### **Outside your home**

#### Structures

- Exterior surfaces clean, in good condition?
- Front-door exterior clean, inviting?
- Eavestroughs and downspouts clean, in good repair?
- Gates open/close properly, hardware working?
- Fences/decks in good repair, in good condition?
- Sidewalks and walkways in good repair?
- Driveway clean, in good repair?

#### Yard and environment

- Driveways, sidewalks clear of snow, ice?
- Lawns mowed/edged regularly?
- Large bare spots repaired?
- Leaves removed from lawns and flower beds?
- Trees pruned, hedges trimmed?
- Flower beds weeded and tidy; dead plants replaced?
- "Junk" and scrap removed?
- Lawn furniture clean, organized, good repair?
- Bicycles, children's toys stored neatly, out of way?
- Firewood organized and neatly stacked?
- Dog runs secure, yard free of "doggy deposits"?

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