

My bestie and Clearwater realtor extraordinaire Deb Ward walked through my house and did NOT hold back. This checklist is born from that glorious, bossy, incredibly helpful walkthrough. Use it before your listing photos. You're welcome. 🌿

| **"We want this crispy. Everything crispy. — Deb Ward, The Irish Realtor"**

## EXTERIOR & CURB APPEAL

<input type="checkbox"/>	Trim all palm trees and overhanging branches away from the house <i>Branches touching the house = red flag for buyers</i>
<input type="checkbox"/>	Pull all weeds from beds and borders
<input type="checkbox"/>	Refresh mulch so beds look crisp and neat
<input type="checkbox"/>	Pressure wash driveway, walkways, and exterior walls
<input type="checkbox"/>	Pressure wash all windows inside and out
<input type="checkbox"/>	Inspect exterior paint — address any rust stains or peeling <i>Shave off rust, touch up paint around windows</i>
<input type="checkbox"/>	Repaint front door if faded, chipped, or warped <i>First impression alert — this matters more than you think</i>
<input type="checkbox"/>	Remove all cobwebs from entry, eaves, and light fixtures <i>Deb called these 'dobbers' — gone means GONE</i>
<input type="checkbox"/>	Remove or replace any damaged window screens
<input type="checkbox"/>	Clean and tidy pool area — pressure wash surrounds
<input type="checkbox"/>	Repair any pool screen tears or damage
<input type="checkbox"/>	Address any broken outdoor fixtures, covers, or panels
<input type="checkbox"/>	Plant fresh flowers or add potted color at entry

## INTERIOR — GENERAL RULES

<input type="checkbox"/>	Remove ALL holiday and seasonal decor <i>Yes, all of it. Every last Santa.</i>
<input type="checkbox"/>	Remove all personal photos and kids' artwork from walls
<input type="checkbox"/>	Clear every surface to show maximum counter and shelf space
<input type="checkbox"/>	Put all medications, supplements, and personal items away <i>People will look — and some will pocket things</i>
<input type="checkbox"/>	Remove excess furniture to make rooms feel larger
<input type="checkbox"/>	Keep only 1-2 decorative pieces per shelf or surface <i>Pops of color yes, collections no</i>

<input type="checkbox"/>	Repair any damaged drywall, touch up paint throughout
<input type="checkbox"/>	Deep clean entire house top to bottom before photos <i>Hire a professional cleaner if possible — worth every penny</i>
<input type="checkbox"/>	Replace any burned out light bulbs — every light ON for photos
<input type="checkbox"/>	Remove dog beds, reduce to one if you must keep any
<input type="checkbox"/>	Tuck away all cables, cords, and tech clutter



## ENTRANCE, LIVING ROOM & DINING ROOM

<input type="checkbox"/>	Remove artwork from mirrors in entryway
<input type="checkbox"/>	Stage entryway simply — less is dramatically more here
<input type="checkbox"/>	Rearrange living room furniture to maximize floor space
<input type="checkbox"/>	Style sofa with 2-3 simple cushions in a pop of color only
<input type="checkbox"/>	Thin out bookcase and shelving displays to 1-2 pieces per section
<input type="checkbox"/>	Remove any items that read as child-specific or hobby-specific
<input type="checkbox"/>	Ensure dining table is properly sized for the room
<input type="checkbox"/>	Pull curtains fully back to maximize natural light
<input type="checkbox"/>	Remove anything from top of fridge entirely
<input type="checkbox"/>	TV — confirm whether wall mount or stand looks better in the space



## KITCHEN

<input type="checkbox"/>	Clear ALL countertops completely <i>Store appliances in cabinets or garage — show the counter space</i>
<input type="checkbox"/>	Remove all fridge magnets, notes, and door decor
<input type="checkbox"/>	Put away all pill bottles, vitamins, and personal items <i>People will look in cabinets AND pocket things</i>
<input type="checkbox"/>	Repair any missing or broken cabinet drawer fronts
<input type="checkbox"/>	Confirm all appliances are in working order <i>Disclose any issues — honesty is always the right policy</i>
<input type="checkbox"/>	Degrease stovetop and clean oven inside and out
<input type="checkbox"/>	Clear and organize pantry and storage areas to show capacity
<input type="checkbox"/>	Highlight storage features — big storage is a selling point!

## PRIMARY BEDROOM & BATHROOM

<input type="checkbox"/>	Remove ALL decor from shelves and surfaces <i>Tray ceiling and good bones will shine — trust the space</i>
<input type="checkbox"/>	Move all work equipment and printers to dedicated office room
<input type="checkbox"/>	Dress the bed hotel-style with fresh, neutral bedding
<input type="checkbox"/>	Add a bed skirt or base wrap to make bed pop
<input type="checkbox"/>	Trim back any large plants — Phil the Philodendron needs a haircut
<input type="checkbox"/>	Remove curtain or window covering blocking natural light for photos
<input type="checkbox"/>	Minimize closet contents — pack now, you're moving anyway!
<input type="checkbox"/>	Remove all stacks from closet floor and shelving
<input type="checkbox"/>	Clean shower glass with lime remover until crystal clear
<input type="checkbox"/>	Touch up any paint scuffs or peeling near bathroom ceiling
<input type="checkbox"/>	Remove all personal toiletries for photos
<input type="checkbox"/>	Fix any loose light fixtures or housings in bathroom

## ADDITIONAL BEDROOMS & BONUS SPACES

<input type="checkbox"/>	Remove all personal and identifying photos from walls
<input type="checkbox"/>	Move bed away from wall — centered or offset beds read as larger
<input type="checkbox"/>	Minimize furniture — keep bed, one dresser, and one chair max
<input type="checkbox"/>	Repair any water damaged drywall and repaint
<input type="checkbox"/>	Fill any damaged closet shelving and repaint interior
<input type="checkbox"/>	Consider whether bonus room reads better as office, bedroom, or flex space
<input type="checkbox"/>	Stage craft room or hobby space to show its potential
<input type="checkbox"/>	Add area rug to cover damaged floors if needed for cosmetics

## GARAGE & STORAGE AREAS

<input type="checkbox"/>	Maximize visible floor space — store or remove excess items
<input type="checkbox"/>	Organize tool and workbench areas neatly
<input type="checkbox"/>	Highlight storage features — built-ins and shelving are a selling point

<input type="checkbox"/>	Confirm second refrigerator is working if staying with house
<input type="checkbox"/>	Note and disclose water softener status — working or unknown
<input type="checkbox"/>	Ensure garage door operates smoothly and automatically
<input type="checkbox"/>	Check and replace any broken timer box covers or panel covers

## **DEB'S GOLDEN RULES — STRAIGHT FROM THE SOURCE**

*"You can't get past the palm trees. Trim them back."*

*"The first impression we make is at the front door. Repaint it."*

*"We need to show how much counter space there is. All out."*

*"I forgot how big this house was. Holy— That's what buyers should say."*

*"We want them to walk in and go: WOW. This is a fabulous primary."*

*"You're packing anyway, Tara. Make those closets minimalistic."*

### **Need a Realtor in the Clearwater, FL area?**

Deb Ward is the real deal — honest, hilarious, and she will absolutely tell you to trim your palm trees. She helped us buy our home and now she's helping us sell it. Highest possible recommendation.

**Contact Deb Ward | Clearwater, FL | The Irish Realtor**

Follow our full downsizing journey at [www.ArtsyFartsyLife.com](http://www.ArtsyFartsyLife.com)