



## Orangeville Seller Preparation Checklist

This detailed checklist is designed to help Orangeville home sellers prepare strategically before listing their property for sale. The goal is not perfection — the goal is reducing buyer hesitation, improving buyer confidence, and creating stronger selling momentum.

### 1. Exterior & First Impressions

- Cut grass and edge walkways
- Trim bushes and landscaping
- Remove weeds and dead plants
- Clean front entry and porch
- Wash windows and front door
- Ensure outdoor lighting works
- Touch up chipped exterior paint
- Remove clutter from driveway and yard

### 2. Decluttering & Organization

- Remove excess furniture
- Clear countertops and surfaces
- Organize closets and storage spaces
- Reduce personal photos and décor
- Store excess toys, bins, and items
- Simplify room layouts for better flow

### 3. Cleaning & Odor Control

- Deep clean kitchens and bathrooms
- Clean baseboards and trim
- Vacuum and mop all floors
- Wash windows and mirrors
- Neutralize pet or smoke odors
- Use subtle, clean-smelling scents only

### 4. Lighting & Presentation

- Open blinds and curtains
- Replace burnt out light bulbs
- Use warm, bright lighting
- Add lamps to darker spaces
- Maximize natural light before photography

### 5. Photography & Showing Preparation

- Hide cords and chargers
- Remove garbage bins and baskets
- Prepare fresh neutral bedding
- Set dining tables minimally
- Hide pet items where possible
- Ensure bathrooms are spotless

### 6. Strategic Repairs

- Repair leaking faucets
- Fix loose handles or knobs
- Repair damaged drywall or trim

- Address squeaky doors
- Touch up paint where needed
- Repair obvious maintenance concerns

## 7. Pre-Listing Inspection Preparation

- Evaluate roof condition
- Check HVAC maintenance
- Inspect plumbing issues
- Check electrical outlets and switches
- Review attic or basement concerns
- Consider proactive repairs before listing

## 8. Seller Psychology & Strategy

- Think like a buyer when viewing the home
- Focus on reducing buyer hesitation
- Remember that first impressions matter
- Preparation is strategic — not emotional
- Buyer confidence affects negotiating strength

### **Next Step:**

Request your Orangeville home evaluation or book a strategy call with Kevin Flaherty before listing your property for sale.

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Not intended to solicit properties already listed for sale.