

Shelburne Leave-It-Alone List Flaherty

48-point checklist for deciding what not to repair, renovate, replace, or over-improve before selling in Shelburne, Ontario.

Use this checklist before you call contractors, order appliances, choose flooring, authorize landscaping, or start a basement project. It is designed to help Shelburne sellers protect net proceeds by separating must-fix issues from projects that can wait for the next owner.

Prepared by Kevin Flaherty and the Flaherty.ca Home Selling System Team. Call 226-270-6433 or visit [Flaherty.ca/homeeval](https://flaherty.ca/homeeval) for a free, no-obligation opinion of value.

Location Shelburne, Ontario	Coordinates 44.093669, -80.219853
Best Use Before spending on repairs	Offer 48-point leave-it-alone checklist

Important: A leave-it-alone item is not a license to hide defects. Safety, moisture, odour, access, and known material issues need a clear plan. The question is whether to repair, document, disclose, price, or negotiate.

How to Use This Checklist

Walk through the home once without spending. Mark every item that you are tempted to fix. Then discuss the list with Kevin before approving major work. The strongest pre-listing plan ranks projects by likely buyer impact, expected sale-price influence, days-on-market risk, and cost recovery.

This PDF supports the Flaherty.ca Shelburne spoke page at </what-not-to-fix-when-selling-in-shelburne> and should be paired with a current Shelburne opinion of value.

1. Strategy Before Spending

- 1. Do not start repairs until you have a current Shelburne opinion of value and buyer-pool review.
- 2. Do not ask contractors for major quotes before Kevin has ranked the likely return of each project.
- 3. Do not assume your neighbour's renovation plan applies to your home, price bracket, or timing.
- 4. Do not spend money just because a buyer might ask for it; decide whether repair, disclosure, or pricing is better.
- 5. Do not let a small cosmetic issue distract you from bigger value drivers such as pricing, exposure, access, and negotiation strategy.
- 6. Do not delay listing for a project that will not change your expected buyer profile or search bracket.
- 7. Do not repair everything on an old inspection report without confirming what is still relevant today.
- 8. Do not choose finishes based on personal taste; if a finish must be changed, keep it neutral and market-tested.

2. Kitchens, Bathrooms, and Fixtures

- 9. Do not complete a full kitchen renovation unless the numbers clearly support the cost and delay.
- 10. Do not replace working appliances automatically; clean, document, and evaluate them first.
- 11. Do not install high-end countertops into older cabinets that still make the kitchen feel dated.
- 12. Do not order custom backsplash, hardware, or lighting before confirming the likely buyer expectation.
- 13. Do not gut a bathroom if cleaning, caulking, ventilation, lighting, and minor repairs will solve the main objections.
- 14. Do not choose trendy tile, bold vanities, or expensive fixtures that may narrow buyer appeal.
- 15. Do not replace faucets and fixtures throughout the house unless the inconsistency is visibly hurting presentation.
- 16. Do not hide water staining or moisture signs with cosmetic work; identify and resolve the source first.

3. Flooring, Paint, and Cosmetic Updates

- 17. Do not replace all flooring before comparing the cost against your expected sale-price range.
- 18. Do not patch in one small area with a close-but-not-matching floor product that makes the rest look older.
- 19. Do not install carpet where the likely buyer will prefer hard-surface flooring or may replace it immediately.
- 20. Do not repaint every room if only high-colour, damaged, or heavily scuffed areas need attention.
- 21. Do not use bold accent colours, high-gloss finishes, or personalized wallpaper before listing.
- 22. Do not replace every interior door, knob, and hinge if cleaning, tightening, and selective replacement will work.
- 23. Do not buy decor to compensate for clutter; remove more before adding more.
- 24. Do not ignore odours and lighting while spending on cosmetic upgrades; buyers notice smell and brightness first.

4. Exterior, Landscaping, and Curb Appeal

- 25. Do not install expensive landscaping, hardscaping, decks, patios, or garden features right before listing.
- 26. Do not remove mature trees or hedges unless safety, insurance, municipal compliance, or access requires it.
- 27. Do not repaint the whole exterior if targeted trim, door, railing, or porch touch-ups will solve the presentation problem.
- 28. Do not replace a functioning garage door solely for style without confirming the expected return.
- 29. Do not build sheds, pergolas, or outdoor structures that could create permit or buyer-preference questions.
- 30. Do not over-stage outdoor areas with furniture that makes yards, decks, or patios feel smaller.
- 31. Do not spend heavily on seasonal plantings if simple lawn care, edging, pruning, and cleanup will create a clean first impression.
- 32. Do not postpone safety repairs to steps, railings, walkways, or exterior lighting. Those belong on the must-fix list.

5. Basements, Mechanical Systems, and Rural-Edge Details

- 33.** Do not start finishing an unfinished basement from scratch without reviewing permits, cost, timing, and buyer use cases.

- 34.** Do not cover foundation, moisture, or mechanical-access areas with cosmetic finishes before understanding the issue.

- 35.** Do not replace a working furnace, air conditioner, hot water system, or sump pump only because it is older.

- 36.** Do not skip service records, manuals, warranties, rental contracts, or maintenance documents for mechanical systems.

- 37.** Do not assume rural-edge buyers will ignore well, septic, propane, WETT, drainage, or survey questions.

- 38.** Do not complete unpermitted electrical, plumbing, basement, or accessory work immediately before selling.

- 39.** Do not hide defects in storage rooms, crawlspaces, garages, attics, or utility areas; buyers and inspectors will look there.

- 40.** Do not spend on luxury basement finishes before addressing dryness, brightness, smell, access, and clear storage.

6. Marketing Readiness and Final Decision Check

- 41.** Do not approve a repair budget until you know how the home will be priced, photographed, filmed, measured, and promoted.

- 42.** Do not restrict showing access after investing in preparation; inaccessible homes lose active buyers.

- 43.** Do not list before cleaning and decluttering if the repairs are complete but the rooms still photograph poorly.

- 44.** Do not omit known issues from the strategy conversation; surprises create renegotiation risk.

- 45.** Do not forget buyer search thresholds; a repair that does not change your likely price bracket may not change demand.

- 46.** Do not ignore competing listings in Shelburne, Orangeville, and nearby Dufferin County communities.

- 47.** Do not use the leave-it-alone list as permission to neglect safety, function, moisture, odour, or access issues.

- 48.** Do not make the final call alone. Review the repair list with Kevin before spending significant money.

Before You Spend Another Dollar

The best Shelburne seller strategy is not “fix everything.” It is “fix what protects confidence, leave alone what does not pay back, and market the home so buyers understand the value clearly.” Kevin Flaherty’s Video Narrated VR Animated Online Showings, floor plans, measurements, local narration, and buyer-database strategy work best when preparation is focused rather than excessive.

Ready to find out what your home is worth in today’s market? Book your free, no-obligation Opinion of Value with the Flaherty Team.

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Not Intended To Solicit Properties Already Listed For Sale.