

Your Complete Mulmur Home Preparation Checklist

Work through each section systematically. Check off every item as you complete it. This checklist covers everything you need to prepare your Mulmur rural property for sale, from interior decluttering to documentation gathering and VR staging.

Preparing a rural home for sale requires attention to details that city sellers never consider: private well and septic documentation, outbuilding condition, driveway access, fencing repairs, and presenting your acreage in a way that helps buyers understand the full value of the land and lifestyle you are offering.

Call Kevin Flaherty at 226-270-6433 with any questions or to book your free home evaluation.

Section 1: Interior Preparation

- Declutter every room (remove 30-40% of belongings)
- Pack away all personal photos and collections
- Deep clean the entire home professionally
- Clean all windows inside and out
- Steam clean carpets and polish hardwood floors
- Fix leaking faucets and running toilets
- Repair damaged drywall, cracked tiles, and chipped paint
- Ensure all light switches and outlets work
- Replace burnt-out bulbs with bright, consistent lighting
- Clean or service water pressure tank and hot water heater
- Service water treatment systems (softener, UV, iron filter)
- Clear and organize all closets and storage areas
- Repaint walls in neutral, light colours where needed
- Touch up baseboards, door frames, and trim
- Clear kitchen countertops of all but essentials
- Replace worn caulking in bathrooms
- Ensure cabinet doors close properly
- Clean wood stove or fireplace insert thoroughly
- Organize mudroom and boot room

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TIP: Start your interior preparation by choosing one room per day. Decluttering is the single highest-impact activity you can do before professional photography and VR scanning.

Section 2: Exterior and Curb Appeal

- Grade and fill driveway potholes
- Add fresh gravel to the first 50 metres of lane
- Trim overhanging branches at driveway entrance
- Ensure gate opens and closes smoothly
- Remove old signage, broken mailboxes, and debris
- Install clean, visible civic address number
- Mow all accessible lawn and pasture areas
- Trim around fence posts, outbuildings, and house foundation
- Remove dead trees and hazardous limbs
- Weed and mulch garden beds
- Brush-hog overgrown pastures if visible from house
- Repair broken fence rails and leaning posts
- Tighten sagging wire fencing
- Ensure all gates are functional
- Clean and organize all outbuildings
- Remove junk and unused equipment from barns and sheds
- Ensure lighting works in every outbuilding
- Repair or remove hazardous structures
- Power wash decks, porches, and walkways
- Clear debris from around the foundation

TIP: Rural curb appeal starts at the road, not the front door. Drive past your own property from both directions and note what a buyer would see for the first time. That first impression sets the tone for the entire showing.

Section 3: Documentation Gathering

- Locate septic system design (installation permit and layout)
- Gather all septic pump-out receipts
- Collect septic inspection reports
- Locate well record (depth, yield, casing details)
- Order bacteriological water test from certified lab
- Document water treatment system details

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- Locate property survey or reference plans
- Gather building permits for all additions and renovations
- Confirm zoning compliance with Township of Mulmur
- Locate WETT certificate (if wood-burning appliances)
- Gather heating fuel tank compliance certificate
- Collect conservation authority permits (if applicable)
- Locate Niagara Escarpment development permits (if applicable)
- Prepare property tax statements
- Compile utility bills showing typical annual costs
- Document internet provider and typical speeds
- Note road maintenance responsibility (municipal vs private)

TIP: Create a single folder (physical or digital) with all documentation. Buyers and their lawyers will request these items during due diligence. Having everything ready prevents delays and demonstrates professionalism.

Section 4: Pre-Listing Inspections

- Schedule septic pump-out and professional inspection
- Book well flow test to confirm yield
- Order bacteriological water test
- Consider a pre-listing home inspection
- Book WETT inspection (if wood-burning appliances)
- Inspect roof condition and document remaining lifespan
- Check electrical panel (capacity, wiring type)
- Inspect foundation for cracks or moisture
- Test all plumbing for leaks and adequate pressure
- Verify furnace and HVAC service records
- Check for Niagara Escarpment or NVCA compliance
- Address any issues found before listing

TIP: Pre-listing inspections give you control. Issues found by your inspector can be fixed on your terms. Issues found by a buyer's inspector become negotiation leverage against you.

Section 5: Staging for VR Online Showing

- Clear all surfaces of personal items and clutter
- Ensure every room has adequate, consistent lighting
- Open all blinds and curtains for natural light
- Make beds with clean, neutral bedding
- Remove items from tops of dressers and shelves
- Clear bathroom counters of all personal products
- Park vehicles away from primary sightlines
- Store garbage bins and yard waste out of view
- Arrange outdoor furniture to suggest lifestyle
- Ensure approach to home is clear and inviting
- Schedule VR scan on a day property looks its best
- Confirm landscaping is at peak condition for scan day

TIP: The Video Narrated VR Animated Online Showing captures everything. Treat scan day like the most important showing of your entire sale, because every online buyer will experience your home through this technology.

Section 6: Preparation Timeline

- 8 weeks before: Book inspections and gather documentation
- 8 weeks before: Contact Kevin for home evaluation (226-270-6433)
- 6 weeks before: Complete major repairs and system upgrades
- 6 weeks before: Decide on paint colours and cosmetic updates
- 6 weeks before: Begin decluttering room by room
- 4 weeks before: Grade driveway and repair fencing
- 4 weeks before: Clean outbuildings and remove debris
- 4 weeks before: Complete landscaping and grounds work
- 2 weeks before: Finish painting and deep cleaning
- 2 weeks before: Stage key rooms and clear surfaces
- 1 week before: Final walkthrough for missed items
- 1 week before: Complete VR scan and professional photography
- 1 week before: Compile all documentation in one folder
- Listing day: Go live with full marketing system

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TIP: The timeline above is a guide. Kevin will customize your preparation schedule based on your specific property and target listing date. Call 226-270-6433 to discuss your situation.

Ready to get started? Book your free home evaluation today.

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