

# Bathroom Update Checklist

Self-care is on the rise, which leaves many homeowners craving updated bathrooms with clean, modern finishes. An updated bathroom directly adds value and appeals to buyers. Today, modern homes are expected to come equipped with spa-like features for maximum rest and relaxation!



## 1. Deep Clean & Declutter

Give all services a good scrub, including countertops, showers, grout, floors. etc.

## 2. Maintenance & Repairs

Examine everything for efficiency and safety. Check water pressure, address leaks, and test fans.

## 3. Paint

Remove dated wallpaper and opt for neutral paint colors, making the room bright and inviting.

## 4. Vanities & Countertops

Sleek, furniture-style vanities are in! Be strategic and select a style that fits the space. Choose natural colors on cabinets and countertops.

## 5. Fixtures & Hardware

Select hardware finishes that match well with the rest of the home. Install modern light fixtures and ensure the light is bright!

## 6. Flooring

Replace outdated flooring, especially if carpets still exist in the bathroom! If new flooring isn't in the cards, be sure to deep clean the existing floors.

## 7. Tile

Update with bright, modern tile options. Subway tile backsplashes are trending and add texture to the room.

# Kitchen Update Checklist

The kitchen is the heart of the home and a major focal point not to be neglected! When it comes to the kitchen, buyers desire two things: layout and aesthetics.



## 1. Appliances

Ensure all appliances are functioning properly and updated with modern finishes.

## 2. Cabinets

Update, paint, repair, or replace cabinets. Pair with functional and modern hardware.

## 3. Backsplash

A great backsplash is trendy, functional, and aesthetically pleasing.

## 4. Paint

Remove any loud paint or outdated wallpaper. Create an airy kitchen with neutral paint colors.

## 5. Countertops

Dark speckled countertops are trending down. Brighten up the kitchen with natural stone.



## 6. Flooring

Choose durable flooring for kitchens – scratch resistant and easy to clean, like Luxury Vinyl Tile. If you opt not to replace floors, refinish hardwood and/or deep clean grout.



## 7. Layout

Open floor concepts and kitchen islands are trending. Create a multi-purpose, multiple-cook space!

## 8. Lighting Fixtures

Accentuate specific kitchen features with updated lighting. Opt for industrial, farmhouse, or traditional styles.





# 10 Pre-Listing Home Updates

Before a house goes on the market, a few updates may be needed to maximize sale price! Keep these 10 pre-listing updates in mind as you're prepping to hit the market.



## 1. Remove Popcorn Ceilings

While it was popular in the 80s, popcorn ceilings are aesthetically displeasing and can pose a health risk.

## 2. Finish the Basement

A finished basement can add a large space for entertaining or even an in-law suite!

## 3. Declutter

It's important to remove junk and depersonalize a home to help potential buyers envision themselves in the space.

## 4. Swap out Hardware & Fixtures

Outdated fixtures and hardware date a home. Select modern fixtures that match aesthetic of the home.

## 5. Deep Clean Grout

Remove the dirt and grime build up in the nooks of tile floors, shower walls, and kitchen backsplashes!

## 6. Prioritize Landscaping

Make sure walkways are clean, shrubs are trimmed, flowerbeds are mulched, and the lawn is mowed.

## 7. Address Deferred Maintenance

Now is the time to repair broken windows, fix the leaky faucet, and address minor repairs that have been put off.

## 8. Repairs Windows & Update Treatments

Touch up paint on the trim and replace any dated blinds for soft, neutral curtains, shades, and modern blinds.

## 9. Refinish Hardwood Floors

Retain the home's original charm by refreshing the floors and reducing the look of wear and tear.

## 10. Spruce up Living Areas

Consider staging the living room, kitchen, bathrooms, bedrooms, and outdoor living spaces to create a visually appealing home.





# Exterior Updates & Curb Appeal

What a home looks like on the outside can play a significant role on the perceived value! Having good curb appeal means the front of the home looks well-maintained and polished. When it comes to the exterior of a home, there are big and small changes that are sure to boost overall appearance and curb appeal.



## 1. Paint

Select exterior paint colors that are neutral, tasteful, and have broad appeal

## 2. Power wash the walkway & siding

Remove dirt/debris build-up and freshen up dingy paint from outdoor wear and tear

## 3. Give the lawn some TLC

Cue in the curb appeal and focus on pruning, mowing, mulching, and overall yard clean-up

## 4. Repair the driveway & pathways

Create an inviting entrance by repairing uneven concrete, cracks, or discoloration

## 5. Check roof & gutters

Repair or replace if leaks, structural damage, cracks, staining, or moss are present

## 6. Outdoor staging

Bring the living space outdoors with cozy seating, a table for dining, fire pit, and lawn games

## 7. Choose complimentary lighting

Show off the home's best features by lighting up walkways, highlighting decks, and brightening up the entrance

## 8. Play up the pool

Ensure the pool is clean and move-in ready by fixing cracks and keeping up with maintenance and repairs