LORRIE SEWARD
Realty

FREE SELLER CHECKLIST | ALASKA

The Alaska Home Preparation Checklist

Get photo ready and showing ready, room by room and season by season



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PREPARATION

Get your home ready to sell

Use this checklist in the weeks before photos. Focus on what buyers see first, and skip what they will not pay for.

CHECKLIST

Cleaning

- [ ] Deep clean kitchens, including appliances, cabinet fronts and backsplashes
- [ ] Clean baths top to bottom, including grout, fixtures and mirrors
- [ ] Wash windows inside and out, and clean blinds and window tracks
- [ ] Clean carpets and floors; replace worn mats at entries
- [ ] Clear cobwebs, wipe light fixtures, vents and baseboards
- [ ] Remove pet hair and address any odors at the source

CHECKLIST

Decluttering

- [ ] Clear kitchen and bath counters except one or two simple items
- [ ] Thin out closets and storage so they look roomy
- [ ] Remove extra furniture so rooms feel open and walkways are clear
- [ ] Put away personal photos, collections and paperwork
- [ ] Organize the garage, shop and storage areas

CHECKLIST

Minor maintenance

- [ ] Fix dripping faucets, running toilets and slow drains
- [ ] Replace cracked caulk around tubs, showers and sinks
- [ ] Tighten loose hardware, handles and railings
- [ ] Touch up scuffed paint and patch small holes
- [ ] Service the furnace or boiler and keep the receipt
- [ ] Test smoke and carbon monoxide detectors



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CHECKLIST

Lighting

- [ ] Replace every burned out bulb
- [ ] Use consistent bulb color throughout the home
- [ ] Open blinds and curtains for photos and showings
- [ ] Turn on all lights before every showing, especially in winter months

CHECKLIST

Exterior appearance

- [ ] Summer: mow, edge, weed beds and add simple color at the entry
- [ ] Winter: clear snow and ice from the driveway, walks, steps and entry
- [ ] Clean the front door, house numbers and exterior lights
- [ ] Clear gutters and downspouts
- [ ] Store or tidy toys, tools, vehicles and equipment in the yard

CHECKLIST

Property documents

- [ ] Twelve months of utility history
- [ ] Heating system, water heater and roof ages and any service records
- [ ] HOA documents, dues and any special assessments
- [ ] Permits for additions, garages or outbuildings
- [ ] Well and septic records, test results and pumping history if applicable
- [ ] Survey, covenants and road maintenance agreement if applicable

CHECKLIST

Photography day

- [ ] Make beds, fluff pillows and fold towels
- [ ] Clear vehicles from the driveway and hide trash bins
- [ ] Turn off ceiling fans and televisions
- [ ] Put away soaps, sponges, toothbrushes and pet items
- [ ] Open all interior doors and blinds

CHECKLIST

Showing readiness

- [ ] Leave lights on and set the thermostat to a comfortable temperature
- [ ] Secure valuables, medications and important documents
- [ ] Plan for pets to be away or secured
- [ ] Clear snow and ice from all access points in winter
- [ ] Leave a short list of upgrades and utility costs on the counter

What to skip

You do not need to renovate to sell. Focus on cleaning, repairs buyers notice and presentation. Larger projects rarely return their full cost, and selling as is with the price reflecting condition is a valid choice.



LET'S TALK

Want a walkthrough before you list?

I will walk through your home with you and give you a short list of what is worth doing and what is not, so you spend money only where buyers notice.



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A lifelong Alaskan since age two with more than ten years in Alaska real estate. RealTrends Verified Top Agent, ranked #4 in Anchorage by transactions based on 2025 sales data. Anchorage Daily News Best of Alaska Real Estate Professional, four years. Real Broker Elite Agent, four years. Featured on HGTV House Hunters: Grand Alaska.

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