

UK HOME SELLER'S FIX IT CHECKLIST

Room by Room | Before You Spend a Penny | Free Printable

Fix only what matters. Save thousands on what doesn't.

STEP 1 | QUICK DECISION TEST (Use this on ANY issue in your home)

1. Is it a safety or legal issue? **FIX IT**
2. Will a surveyor flag it? **FIX IT**
3. Can you clean or paint it instead? **DO THAT**
4. Will fixing cost more than it adds? **LEAVE IT**

STEP 2 | ROOM BY ROOM CHECKLIST

FRONT EXTERIOR

- Front door paint / condition **Fix if peeling**
- Path / driveway **Tidy only**
- Gutters / drainpipes **Fix if leaking**
- Garden fence / gate **Fix if broken**

KITCHEN

- Cabinet units **Repaint + handles**
- Worktops **Clean or patch**
- Appliances (working ones) **Leave | clean**
- Flooring **Deep clean only**

BATHROOM

- Grout & sealant **RegROUT if worn**
- Bath / sink / toilet suite **Leave if working**
- Flooring **Budget vinyl**
- Tiles / walls **Clean or paint**

LIVING ROOM

- Walls & paintwork **Neutral coat**
- Carpets / flooring **Deep clean only**
- Window frames **Repaint only**
- Light fittings **Fix if broken**

BEDROOMS

- Carpets **Deep clean only**
- Walls **Neutral if needed**
- Built-in storage **Declutter only**
- Windows **Clean thoroughly**

GARDEN

- Lawn **Mow and edge**
- Borders / weeds **Clear and tidy**
- Fences **Fix if broken**
- Patio / decking **Jet wash only**

ROOF & STRUCTURE

- Missing / cracked tiles **Fix immediately**
- Guttering **Fix if leaking**
- Damp / mould **Must fix | always**
- Structural cracks **Get surveyor in**

STEP 3 | PHOTO CHECKLIST

BEFORE AGENT ARRIVES

- Front door freshly painted or cleaned
- All bins hidden from view
- Path / driveway swept and clear
- Peeling exterior paint touched up

INSIDE | EVERY ROOM

- All clutter removed from surfaces
- Personal photos taken down
- Extra lamp added to dark rooms
- All beds made, pillows straight
- Toilet lid closed in bathroom

KITCHEN SPECIFICALLY

- ALL items cleared from countertops
- Sink clean and completely empty
- Tea towels and washing up hidden
- Fresh flowers or fruit bowl added

GARDEN / OUTDOOR

- Lawn mowed before photo day
- Garden furniture wiped and arranged
- Dead plants and weeds removed
- Outdoor lighting on for evening shots

QUICK WINS FOR PHOTOS

- Paint front door | costs ~£20
- Borrow a lamp for dark corners
- Iron bedsheets for bedroom shots
- Put out fresh white towels in bathroom
- Add a plant to living room shelf