

ALLISTON / NEW TECUMSETH

Alliston Home Preparation Guide

A room-by-room checklist for your next move

Choose useful preparation before spending on a major project. Work through the rooms, entrance, repairs, records and photography plan, then note what matters most for your home and timing. Bring the checklist to a property-specific conversation with Kevin.

Request a Free Home Evaluation | Book a Call with Kevin

Kevin Flaherty, Broker | Realtor Since 1988
Top 1% Ontario Realtors | 38 Years Experience | $500M+ Career Volume
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1. Kitchen and Bathrooms

Kitchen preparation

[ ] Clear unnecessary countertop items while keeping the kitchen practical for daily use.

[ ] Clean accessible cabinet interiors and organize contents; store private or valuable items securely.

[ ] Clean the oven, stovetop and range hood using suitable product and appliance instructions.

[ ] Clean the refrigerator inside and outside, following its instructions.

[ ] Check cabinet doors and drawers; discuss useful repairs to loose or damaged fittings.

[ ] Replace failed under-cabinet bulbs only where access is safe and the fitting is suitable.

[ ] Have dripping faucets or drainage concerns assessed and repaired as appropriate.

[ ] Remove refrigerator magnets, personal photos and unnecessary papers before photography.

[ ] Clean the dishwasher and investigate persistent odours rather than masking them.

[ ] Discuss whether cabinet hardware needs repair or a modest update before buying replacements.

Bathroom preparation

[ ] Inspect caulking at tubs, showers and sinks; resolve leaks or moisture concerns before suitable repairs.

[ ] Investigate mould or recurring mildew and follow Health Canada guidance; arrange professional help where appropriate.

[ ] Review cracked or discoloured grout and possible underlying moisture before repair.

[ ] Check faucets, shower controls and toilets; use qualified help for plumbing work.

[ ] Choose clean towels and simple presentation from what you have.

[ ] Store toiletries, medications and personal items securely for photos and visits.

[ ] Clean mirrors with a suitable product and safe access.

[ ] Check lighting and suitable bulb ratings; use qualified help for fixture changes.

[ ] Check ventilation and have exhaust-fan faults or persistent dampness investigated.

[ ] Keep floors dry and routes clear; choose secure, clean mats where needed.

Resolve moisture or recurring mould concerns before cosmetic work. Follow suitable product instructions and use appropriate professional help for work beyond your skills.

Health Canada: addressing moisture and mould indoors

2. Bedrooms and Living Areas

Bedroom preparation

[ ] Make beds with clean bedding that suits the room.

[ ] Remove unnecessary furniture where practical, preserving safe access and daily needs.

[ ] Clear excess items from dressers and nightstands; secure valuables.

[ ] Organize closets to show usable storage without a fixed empty-space target.

[ ] Check suitable lighting and safe bulb replacement.

[ ] Choose which personal photos and excess wall decor to put away for photography and privacy.

[ ] Discuss useful repairs to scuffs or nail holes before repainting.

[ ] Clean windows where safely accessible; use help for difficult exterior or high-level work.

Living areas preparation

[ ] Rearrange or reduce bulky furniture to make routes clear and the room easy to understand.

[ ] Show a practical use for each space without changing essential household functions.

[ ] Clean floors with suitable methods; discuss carpet cleaning or other treatment for the actual material.

[ ] Dust accessible surfaces and use qualified help for high fans or difficult fixtures.

[ ] Adjust blinds and curtains with the photographer for light, glare, privacy and safe operation.

[ ] Use simple greenery or decor only if helpful and safe for occupants and pets.

[ ] Put away excess collections and personal items while securing valuables.

[ ] Present the fireplace cleanly and retain service/inspection records; leave unfamiliar equipment to a qualified person.

Keep the home practical

Prepare around the household’s daily needs, safe routes, privacy and pets. You do not need an empty home or a fixed percentage of empty storage.

Room / task	Next step

3. Curb Appeal and Access

Start with a usable entrance and relevant condition concerns. Choose cosmetic work only when it is useful for this property.

[ ] Choose a suitable cleaning method for the driveway, walkways and porch; avoid damaging surfaces or creating slippery areas.

[ ] Discuss whether the front door needs cleaning, touch-up, painting or staining.

[ ] Keep house numbers visible; repair the mailbox if needed rather than assuming replacement.

[ ] Review overgrown shrubs and branches; check permissions and use suitable professional help for tree work.

[ ] Tidy lawn edges and garden beds where safe and practical.

[ ] Consider light garden-bed cleanup or mulch only where useful.

[ ] Clean or repair exterior lighting with safe access and suitable qualified help.

[ ] Check the doorbell and make the entrance easy to use.

[ ] Remove broken pots, dead plants and unnecessary seasonal clutter from safe routes.

[ ] Have gutter or drainage concerns checked safely; avoid ladder or roof work beyond your skills.

Plan safe work

Check permissions and access before exterior, tree, gutter or ladder work. Use the appropriate professional for difficult or hazardous jobs. Suitable lighting, a clear address and practical routes help with scheduled visits.

Task to consider	Who / quoted scope / next step

Town of New Tecumseth: building and renovating

4. Repairs: Prioritize Before You Spend

Useful repair checks

[ ] Arrange appropriate repairs for dripping faucets and running toilets.

[ ] Investigate moisture before repairing failed caulking around tubs, sinks or windows.

[ ] Replace failed bulbs safely with suitable types and ratings.

[ ] Prioritize small wall repairs or touch-ups where they improve presentation.

[ ] Check doors, windows and locks; agree needed repairs without compromising emergency escape.

[ ] Review cracked or broken tiles and any underlying issue before repair.

[ ] Repair useful fittings such as squeaky hinges or sticky drawers where safe.

[ ] Find the cause of water stains and address the problem; keep relevant repair records rather than covering the evidence.

[ ] Check smoke and carbon monoxide alarms against applicable requirements and manufacturer instructions.

[ ] Discuss repairs to damaged exterior-door weatherstripping where useful.

Larger or optional projects to discuss first

[ ] A full kitchen renovation: compare scope, cost, permissions, timing and relevant alternatives first.

[ ] A complete bathroom remodel: assess function and condition before a cosmetic overhaul.

[ ] A new swimming pool or hot tub: consider the full cost, approvals and maintenance implications.

[ ] Highly personal finishes: weigh whether the change helps this sale.

[ ] Partial upgrades: consider whether the result solves a real problem or creates mismatched finishes.

[ ] Major landscaping or hardscaping: check usefulness, cost, permissions and schedule before committing.

[ ] Changing room uses or removing closets: verify function, approvals and likely alternatives.

[ ] Replacing working heating/cooling equipment solely because it looks dated: assess condition, service and likely value first.

These are discussion points, not an automatic repair/skip decision. The condition, appropriate assessment, quoted scope, permissions, timing and selling plan matter. Avoid painting or caulking over unresolved damage.

Ontario: fire safety at home

5. Documents and Property Information

Gather available records and note what is missing. Not every item applies to every home. Share sensitive personal, account or mortgage information only through the appropriate private professional channel.

[ ] Locate any existing survey, reference plan and relevant title/access records for legal review.

[ ] Gather the property tax bill and assessment notice; assessment is separate from current market value.

[ ] Organize available utility history with dates and usage context; remove personal account details before sharing.

[ ] Gather renovation permits and inspection records where available; identify gaps.

[ ] Collect applicable warranties for the roof, heating/cooling, windows and appliances.

[ ] For private systems, gather available septic records and dated well results; discuss suitable follow-up and test limits.

[ ] For condominium ownership, discuss status-certificate and supporting-document timing with the lawyer or manager; a townhouse style alone does not establish condominium ownership.

[ ] For Briar Hill, confirm the actual fee schedule, responsibilities, rules and amenity arrangements.

[ ] Keep mortgage and payout information private for the appropriate lawyer/lender conversations.

[ ] Gather relevant insurance and claim history for professional review rather than public display.

[ ] Collect applicable condominium or community agreements; use the actual ownership terms rather than assuming an HOA.

[ ] Gather receipts and dates for recent upgrades, repairs and improvements.

Ownership and private systems

Condominium and freehold homes have different documents. Confirm Briar Hill responsibilities and amenity arrangements from the actual records. Public Health Ontario bacterial results do not establish chemical safety or supply.

Condominium Authority of Ontario: resale condos
Public Health Ontario: private well-water testing
RECO: property information statements

Record / question	Who will follow up?

6. Photography, Showings and Your Sequence

Photography and showing preparation

[ ] Agree blind and curtain positions with the capture team around light, glare, privacy and safe operation.

[ ] Use lighting suitable for the scene and safe operation; follow the team's instructions rather than leaving every light on unattended.

[ ] Put away personal photos, private documents and valuables as agreed before capture.

[ ] Reduce surface clutter while keeping daily necessities manageable.

[ ] Choose a safe place for waste containers and cleaning supplies, keeping escape routes clear.

[ ] Agree pet arrangements and tidy pet items while keeping animals safe and comfortable.

[ ] Close toilet lids where practical for photography.

[ ] Make beds and straighten bedding.

[ ] Arrange vehicle positions safely with the team; respect driveway, street and access rules.

[ ] Tidy the yard and mow only if suitable for conditions and safe to do; agree timing with the team.

A flexible preparation sequence

Agree the order and timing with Kevin. Tasks may overlap; work availability, permissions, condition questions and moving plans can change the schedule.

Stage	Readiness check
Evaluate and plan	Walk through with Kevin, discuss the actual home and priorities, and identify condition, record and professional-assessment questions.
Declutter and organize	Work through manageable areas, pack or store what is practical, and plan safe lifting, donation and privacy arrangements.
Repairs and cleaning	Complete agreed work with suitable permissions and help. Resolve underlying issues rather than hiding them; retain useful records.
Presentation and final touches	Arrange furniture, practical lighting, linens and the entrance with the capture team. Keep the home usable and routes clear.
Photography and launch	Confirm readiness, access, records and capture arrangements before choosing the launch plan. Identify digital alterations without concealing condition.

7. Your Next Steps

[ ] Request a free property-specific evaluation before committing to a major preparation project.

[ ] Book a call or Zoom with Kevin to discuss the home, budget, priorities and moving plans.

[ ] Use the checklist to note available records, useful tasks and unresolved questions.

[ ] Use the separate New Tecumseth market report when you need dated market context.

[ ] Ask Kevin which improvements are useful for this sale before spending time or money.

Your preparation conversation

Question	My notes
Which tasks address condition or safety?	
Which presentation work is useful for this home?	
What budget, access or timing limits matter?	
Which records or assessments are still needed?	
Who is responsible for the next steps?	
When will we review readiness for photography?	

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Book a Zoom with Kevin | 226-270-6433 | kevin@flaherty.ca

Alliston home preparation guide | Separately dated New Tecumseth market report

General preparation planning, not a technical inspection, formal appraisal, legal opinion or price/timing promise. The actual property, professional requirements and signed agreement determine next steps.