Know what to fix — and what to leave alone — before you spend.

Home Revitalize helps you prepare your property to support your agent's pricing strategy, with a clear plan to carry it out. Tick each item as you go.

1 · CURB APPEAL

The first impression

- [ ] Front door clean, painted and closing smoothly
- [ ] Porch, steps and railings solid and safe
- [ ] Outdoor lights, house number and mailbox in good shape
- [ ] Lawn cut, gardens tidy, walkway clear
- [ ] Eavestroughs clear and secure
- [ ] Windows washed, inside and out

41% of Canadians say poor curb appeal would turn them off a home. RE/MAX Canada survey by Leger, 2025

2 · FIX FIRST

Repairs buyers will flag

- [ ] Water stains, leaks or signs of past water damage
- [ ] Damaged flooring or ceilings
- [ ] Dripping taps and running toilets
- [ ] Cracked or missing caulking in kitchen and baths
- [ ] Doors, locks and cabinets that stick or won't close
- [ ] Burnt-out bulbs and loose switch or outlet covers
- [ ] Anything a home inspector would write up

3 · FRESHEN

Fresh and clean inside

- [ ] Neutral paint where walls are marked or bold
- [ ] Brighter bulbs and updated light fixtures
- [ ] Counters and surfaces cleared
- [ ] Closets and storage half empty
- [ ] Personal photos and collections packed away
- [ ] Deep clean: windows, floors and appliances

27% say clutter during a showing would turn them off. RE/MAX Canada survey by Leger, 2025

4 · USUALLY LEAVE ALONE

Big spends that rarely pay back

- ✕ Basement finishes
- ✕ Additions
- ✕ Full kitchen or bath gut renovations
- ✕ High-end upgrades the street won't support
- ✕ Projects that suit your taste, not a buyer's

Even kitchens and baths, the best performers, typically recover **75–100%** of their cost at resale. Appraisal Institute of Canada

5 · BEFORE YOU SPEND

Check any project against these

- [ ] Will buyers notice it at the entry, in the first room or in the photos?
- [ ] Would a home inspector flag it?
- [ ] Does it fit what nearby homes offer?
- [ ] Does it support the price your agent recommends?

Can't tick any of these? It's probably not worth doing before you list.

6 · SHOWING DAY

Before every showing

- [ ] Lights on, blinds and curtains open
- [ ] Beds made, fresh towels out
- [ ] Counters, sinks and tables clear
- [ ] Garbage out, pet items put away
- [ ] Walkway and entry clear of snow and ice
- [ ] Valuables and medications put away

7 · Your plan

List each item, decide fix or skip, and track it to done.

Item	Fix or skip	Est. cost	Done

Want a second opinion? Book a free walkthrough.

About 60 minutes in your home, then a written plan: what to fix, what to skip and roughly what each costs. Your agent stays in charge of pricing.

homerevitalize.ca
519-636-1265
info@homerevitalize.ca

$5,000 spent
Sold at asking in 9 days

$22,000 spent
$40,000 over the pre-listing estimate

Renovating since 2003
BBB Accredited · St. Thomas Chamber member

Sources: RE/MAX Canada survey by Leger (2025); Appraisal Institute of Canada. Results are from real Home Revitalize projects and vary by property and market. For planning only; not an appraisal, home inspection or real estate advice.