

## A Message to Our Real Estate Partners

To the Top-Producing Agents of Colorado Springs,

In the fast-paced world of real estate, you aren't just selling a home—you're selling a vision. You've spent hours on staging, photography, and marketing. But we both know that a single dusty baseboard or a forgotten kitchen sink can break the "magic" of a showing in seconds.

I founded Broom Pros to solve one specific problem: The Gap. Whether your regular crew flaked at the last minute, or a seller left the property "lived-in" before your Saturday Open House, we are your digital safety net. We don't just "clean"—we provide Show-Ready Logistics.

**Why top agents are switching to our remote-managed system:**

✓ **Invisible Service:** You never have to be on-site. We coordinate via lockbox, SentiLock, or Supra and provide a 100% digital experience from booking to billing.

✓ **The 50-Point Digital Audit:** Every job is cross-referenced against our rigorous checklist. You receive a time-stamped photo report of the finished work before you even step foot in the house.

✓ **Always-On Support:** Because our operations center is digitally managed 24/7, we are available to dispatch teams and answer your questions while other companies are "off the clock."

On the following page, you will find our 50-Point Show-Ready Checklist. This is our baseline for every listing.

Keep this document in your digital files. The next time a listing isn't looking its best, use the code AGENT85 on our website for \$85 off your first refresh. We'll handle the rest so you can focus on the closing.

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To your success,

**Dawn Lewis**

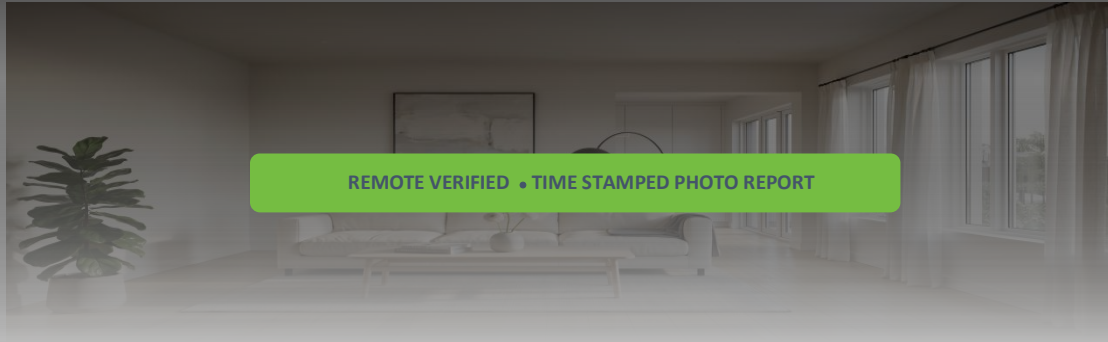
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# BROOM PROS

## 50-Point Show-Ready Digital Inspection

Standard for every Move In and Move Out Clean



### KITCHEN & DINING

14 PTS

- ☐ **Countertops:** All surfaces sanitized; items moved to clean underneath
- ☐ **The Sink Test:** Stainless/Porcelain scrubbed; faucets polished
- ☐ **Stovetop:** Degreased; control knobs shined; vent hood filters wiped
- ☐ **Microwave:** Interior ceiling and turntable scrubbed of all splatters
- ☐ **Fridge/Oven:** Exterior stainless polished; top of fridge dusted
- ☐ **Dishwasher:** Exterior wiped; rim/seal cleared of grime
- ☐ **Cabinets:** Fronts wiped; handles sanitized; drip marks removed
- ☐ **Small Appliances:** Toaster crumbs cleared; coffee maker polished.
- ☐ **Pantry:** Floor swept/mopped; visible shelving dusted
- ☐ **Trash:** Bin exterior sanitized; fresh liner installed
- ☐ **Dining Table:** Surface streak-free; chairs straightened
- ☐ **Backsplash:** All food splatters removed from tile/glass.
- ☐ **Under-Sink:** Cabinet floor wiped; items organized
- ☒ **Kick Plates:** Dust/scuffs removed from the base of all cabinets

### THE BATHROOM SPA

13 PTS

- ☐ **Mirror/Glass:** 100% streak-free under vanity lighting
- ☐ **Faucets/Drains:** Polished; hard water deposits removed
- ☐ **Toilet:** Base, seat, and "behind the tank" sanitized
- ☐ **Shower/Tub:** Soap scum removed; tile grout scrubbed
- ☐ **Shower Head:** Polished and cleared of buildup
- ☐ **Exhaust Fan:** Dust vacuumed from vent slats
- ☐ **Medicine Cabinet:** Exterior top dusted; mirror edges polished
- ☐ **Vanity Interior:** Under-sink cabinet floor wiped
- ☐ **TP Point:** Toilet paper folded into "Hotel Triangle"
- ☐ **Towel Service:** Folded and hung with professional alignment
- ☐ **Toothbrush Area:** Trays/holders scrubbed of water rings
- ☐ **Tank Top:** Dusted; decorative items straightened
- ☐ **Floors:** Hand-wiped in corners and behind the toilet

### LIVING AND SOCIAL AREAS

10 PTS

- ☐ **Ceiling Fans:** All blades dusted (top and bottom)
- ☐ **Entertainment:** TV screen dusted (microfiber); media consoles wiped
- ☐ **Upholstery:** Cushions fluffed and "karate-chopped"
- ☐ **Hard Surfaces:** Coffee/side tables streak-free and organized
- ☐ **Wall Decor:** Picture frames and mirror ledges dusted
- ☐ **Window Sills:** Tracks and sills wiped of dust and insects
- ☐ **Light Switches:** All plates sanitized (fingerprint removal)
- ☐ **Door Handles:** Sanitized throughout the home
- ☐ **Clutter:** Stray items neatly stacked or placed in designated bins
- ☐ **Cobwebs:** Removed from all ceiling corners and light fixtures

### SLEEPING QUARTERS

6 PTS

- ☐ **Bedmaking:** Linens straightened; pillows fluffed/arranged
- ☐ **Nightstands:** Surfaces wiped; lampshades dusted
- ☐ **Closet floors:** Vacuumed/swept (where accessible)
- ☐ **Mirrors:** Wardrobe/closet glass polished to a shine
- ☐ **Under-bed:** Visible dust bunnies removed from edges
- ☐ **Furniture:** All dressers and chest-of-drawers dusted

### UTILITY AND FLOOR FINISH

7 PTS

- ☐ **Laundry:** Washer/Dryer tops wiped; lint trap exterior cleaned
- ☐ **Utility sink:** Scrubbed and polished
- ☐ **Baseboards:** Dusty wall-to-wall
- ☐ **Vacuuming:** Edge to edge (no missed spots behind doors)
- ☐ **Mopping:** Hard floors sanitized; checked for mop streaks
- ☐ **Air vents:** Floor/wall vents dusted and cleared
- ☐ **The "Final Scent":** Neutralizer applied (no heavy chemical odors)