

Home Staging Checklist

Properly staging your home for sale takes some time and hard work but is one of the most important things you can do to sell your home for maximum value and get it sold in a reasonable amount of time.

As you go through this checklist and begin to clear out/reduce the clutter just think of it as getting a head start on the packing you'll have to do when your house sells. Also, quit packing around stuff you don't need or use any more. Make a donation pile and give it to charity.

In **every room** of the house, look as though you were the potential buyer. What do you see? What would make the room look better? What should be moved out? Could things be re-arranged to make the room look bigger? You don't want the buyer to not be consumed with *your stuff*. You want them to appreciate each room and picture themselves living there. Picture how a new construction model home is decorated.

Overall Guidelines

- De-clutter. The less stuff the better, so pack up the little things and the collections.
- Have carpets professionally cleaned or replaced. Talk to your Realtor whether you need new carpet.
- Buyers are very sensitive to odors. Do you have pets? No cigarettes or cigar smoke, etc. You must keep your house smelling clean and fresh.
- Repair paint, nail holes, and any items that are broken.
- Remove all blankets from couches and chairs.
- Replace burned out light bulbs, clean dirty light switches and switch plates.
- How do your houseplants look? Are they dieing? Need to be trimmed?
- Reduce the number of books on bookshelves and keep organized.
- Family pictures should be kept to a minimum or none.
- It is usually the best to reduce the number of wall-hung photos.
- Clean everything! The more Immaculate your home the better. The buyer will think, "They have taken such good care of this home."
 - Windows
 - Baseboards
 - Entry Doors
 - Make everything shine

Kitchen

You want all the kitchen counter's cleared off except a fruit bowl or bread basket. Put away all those small extra kitchen appliances and de-clutter.

- Clean thoroughly.
- Empty the garbage regularly so there are no odors.
- Remove photos, magnets, etc. from the refrigerator.
- Clean the stovetop and oven. Replace old burner pans if necessary.
- Keep the kitchen sink and faucet is clean. Keep sink empty, no dishes, rags, etc.
- Too many rugs make the room look smaller.

Master Bedroom

- Make the bed daily. What condition is your bedspread in? Replacing it could be a good investment.
- Clear off bedside tables and except for a very few necessary items.
- In your closet, give away old clothes and reduce the number of items to make your closet look larger. If you have a walk-in-closet, keep floor clean and free of laundry and clutter.

Bathrooms

- Keep cleaning supplies out of sight.
- Clear off counters and reduce and consolidate toiletries in a tray or basket.
- Clean showers & tubs and reduce all the bottles of soaps, conditioners, etc. to just the essential.
- No dirty bar of hand soap. Clean and fill liquid hand soap.
- Coordinate all towels using one or two colors and hang them neatly everyday. If you have towels that don't match you can find some inexpensive ones.
- Clean or replace the shower curtain and keep drawn.
- Clean toilets and keep lids down everyday.
- Remove scatter rugs in front of the sink, toilet, and shower because they make the room look small.

Dining Room

- Remove any clutter.
- Removing extra leaves from dining room table.
- The only thing you want on the dining room table is one nice center piece.
- Remove extra chairs around dining room table if they look cluttered.

Outside the Home

- Curb appeal. This is your first chance to impress the buyer. Stand across the street, how does your house look? What can you improve? How's the trim? How is the condition of the front door as you approach?

Decks, Walkways, and Patios

- Decks should be pressure-washed, stained, or painted if they are in need of it. Keep swept.
- Reduce clutter and get rid of old flowerpots, toys, charcoal, and excess furniture.

Landscaping

- Keep yard mowed.
- Trim all shrubs, rake and weed flowerbeds, and mix in some new mulch to freshen up.
- In the front yard, make keep shrubs at or below window height. You want buyers to be able to see your house.

Garage

- It is best to have garages clean and organized. If you have to use it for storage that's fine, just keep it organized.
- Keep cars in the garage and always keep your garage doors down.