

Home Staging Checklist

General:

- Lighting:
 - No Burned Out Light Bulbs (Try to Use Highest Wattage Allowed)
 - Open All Curtains and Blinds (Should Appear to be at Same Level From Street)
 - Skylights Should Be Crystal-Clear
 - Evening: Well-Lit Walk Ways, All Lights on in House
- Safety:
 - All Potential Hazards Eliminated (walkways cleared, no loose stones/tiles, no low-hanging fixtures)
 - Put Rubber Mats on Slippery Surfaces
- Pets:
 - Keep Pets Locked Up
 - Put Feeding Dishes and Litter Boxes Out of Sight
- Distractions:
 - Turn Off TV
 - Play Low-Volume, Non-Confrontational Music on Stereo (Blues, Jazz, Classical, etc.)
 - If Construction or Heavy Traffic, etc. is Going On Nearby
 - Schedule Showings During Quieter Times of Day
- Security:
 - Put Away Valuables and Keys
 - Remove or Lock Up All Firearms
 - Put Away All Medications and Prescription Drugs
- Miscellaneous:
 - Avoid Crowded Scenes (Limit Company)
 - Refinish/Touch-Up Woodwork
- Smells:
 - Burn Vanilla Candle, Bake Something (Bread, Cookies, etc.) or Brew Coffee
 - Empty Trash Cans
 - Don't Smoke Inside
 - Lubricate and Adjust All Sliding Doors and Windows

Living Room/Family Room

- Fireplace:
 - If You Have One, Use It
 - Make Sure Ashes are Cleaned Out
 - Re-Paint Screen, If Needed
- In Summer:
 - Open Windows for Cool Breeze
 - OR Turn on Air Conditioner
- Shampoo Carpets
- Store Extra Pictures, Collections, Trophies, Magazines, etc.



Information provided Compliments of

Bedrooms

- Get Rid of Excess Furniture
- Colorful Bedspreads and Curtains
- Invest in Under-bed Storage Containers

Bathroom

- No Dripping Faucets
- Repair Damaged Caulking in Tubs and Showers
- Remove Mold or Mineral Deposits from Surfaces
- Toilet Lids Down

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Kitchen/Dining Room

- No Dripping Faucets
- No Sticking Doors on Cabinets
- Grind a Fresh Lemon in the Garbage Disposal
- Clear All Counters
- Clean All Appliances Until They Sparkle
- Display Scented Soap, Clean Towels, and Fresh Flowers
- Remove Leaf from Table and Store Extra “Guest” Chairs
- Clear Clutter and Personal Items Off Refrigerator
- Make Sure Oven is Clean
- Wax Wood or Vinyl Floors

Closets

- No Sticking Doors
- Leave Lights On and Door Ajar
- Well-Organized to Accentuate Space
- Remove Clothing that is Out of Season

Exterior/“Curb Appeal”

- Well-Manicured Lawn
- Neatly Trimmed Shrubs
- Clutter-Free Porch
- Freshly Scrubbed/Painted Front Door
- Make Sure Doorbell Works
- Autumn...Rake Leaves
- Winter...Shovel Walk
- Summer...Plant/Fertilize
- Welcome Mat on Doorstep
- Repair Gutters, Loose Shutters, Broken Railings
- Point Downspouts from Gutters Away from Foundation
- Remove Oil Spots from Driveway
- Make Needed Repairs on Fences
- Check Visibility of House Numbers
- Polish Knobs and Handles on Doors
- Store Water Hose
- Make Sure Sprinkler Doesn't Water the Walkway



Storage Spaces/Garage/Attic

- Clean and Free of Unnecessary Items
- Rent Off-Site Storage to Open Up Space
- Have a Garage Sale or Donate Old Items

Personal Touches

- Throw a Colorful Quilt Over a Bed
- Pick Up a Few House Plants (Throw Out Old Plants)
- Strategically Place Wicker Baskets
- Borrow Colorful Prints to Fill Bare Spots on Walls
- Add Large Mirror to Entryway to Enhance Spaciousness
- Hummingbird and Bird Feeders Create a Pleasant Mood Outside

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