



## Staging Check List

### Overall

- ◆ Thoroughly deep clean the entire home including ceiling fans, baseboards, oven, light switches, areas around door-knobs, and closets. Mr. Clean Magic Eraser works wonders.
- ◆ Steam clean carpets and rugs using a company such as Stanley Steemer. Consider replacing carpet if stains are prominent.
- ◆ Consider refinishing hardwood floors if they are really scratched up or show damage
- ◆ If you have heavy/fussy drapes, consider changing them out to simple long white curtains from Ikea (I believe they are \$12.99 for two panels)
- ◆ Fix any knicks, cracks or holes in the walls. Repaint if needed. Neutral paint colors only such as beige, cream or light grey. Pale blues and sage greens are good for bathrooms.
- ◆ Take down all personal photos and personalized items such as wall hangings, picture frames
- ◆ Remove all valuables including jewelry, prescription drugs and password protect all computers to prevent identity theft
- ◆ Make sure all light bulbs are working and place the highest wattage bulbs you can safely place in each lighting fixture. Add lamps to any rooms without adequate lighting
- ◆ Declutter, declutter, declutter. Your home should no longer look like a home. It should look like a hotel or model home. Remember, it is no longer your home! It's now the buyer's home.
- ◆ Each room should only have one purpose. If you use your dining room as an office and a dining room, remove the office items and put them in storage
- ◆ Closets and cabinets should NOT look full. They should look organized and have empty space. A good approach is to take all your off-season clothes out of the closets and put them in storage. Half-filled closets sell homes better!

## Living Room

- ◆ Remove excess and oversized furniture. Remember, the less furniture the better.
- ◆ Rearrange furniture to maximize space. Consider pulling furniture away from the walls.
- ◆ Furniture should be arranged in groupings with a rug anchoring the area.
- ◆ Make sure the fireplace is clean and have a chimney sweep clean it

## Dining Room

- ◆ Push all chairs in. If you have more than 4 – 6 chairs put the additional chairs in storage.
- ◆ Consider placing a beautiful centerpiece on the table
- ◆ Remove anything from the dining room that is not food/eating related

## Kitchen

- ◆ Remove everything but one or two items from the counters. Really!
- ◆ Scrub tile, backsplash, counters and the inside of the oven
- ◆ Organize the inside of your cabinets and pantry - yes, buyers will open your cabinets!
- ◆ Clean and organize your fridge. Don't forget to wipe down the top of your fridge
- ◆ Remove all magnets, notes, photos from front of fridge.
- ◆ Clean the inside of the microwave
- ◆ Replace old caulking around sinks
- ◆ Remove stains from sinks
- ◆ Hang fresh towels
- ◆ Change outdated cabinet hardware and make sure it all matches
- ◆ If the kitchen cabinets are outdated consider painting them white or grey to modernize

## Office

- ◆ Clear your office desk of all paperwork and personal items
- ◆ Remove anything with your name on it or any other personal information
- ◆ Password protect any computers
- ◆ Put away all bills, valuables, check books, passports, etc. Consider putting these items in a safety deposit box until your home is sold

## **Bathrooms**

- ◆ Buy new white bath and hand towels which are only put out for showings
- ◆ Take everything off counters except one plant or a few apothecary jars filled with q-tips, cotton balls, etc.
- ◆ Clean out and organize bathroom cabinet - yes, buyers will open your cabinets!
- ◆ Buy a couple of portable shower caddies. Put anything on the counter you use in it such as your toothbrush, make up, etc. Put shower items such as soap, shampoo, etc. in the other. Put them under the sink before each showing.
- ◆ Scrub tiles and considering re-grouting the shower if needed
- ◆ Replace old caulking around sinks and bathtubs.
- ◆ Remove stains from sinks, toilets and bathtubs.
- ◆ Keep toilet seat lids closed for showings
- ◆ Thoroughly scrub the shower door or consider a new shower curtain

## **Bedrooms**

- ◆ Make beds before showings
- ◆ Put away everything on dressers/nightstands except a few books, an alarm clock and a lamp
- ◆ Organize your closet so that there is one inch of space between each hanging item and so the shelves aren't full. Put out-of-season clothes in storage.
- ◆ Laundry hampers should be hidden in the closet out of site

## **Pets**

- ◆ Have a place to hide pet beds, litter boxes, toys and food containers during showings
- ◆ Arrangements should be made for pets to be out of the home during showings

## **Kids**

- ◆ Put away all toys
- ◆ Hide anything with your child's name or date of birth on it
- ◆ Put away all photos of your children / grandchildren

## Exterior and Garage (if applicable)

- ◆ Paint the home's exterior if needed, including trim, doors and shutters
- ◆ Check front door, doorbell, address number and welcome mat - first impressions matter!
- ◆ Power wash the siding and windows
- ◆ Inspect the roof and make repairs as needed
- ◆ Repair cracks in the driveway and sidewalks.
- ◆ Sweep the entryway and walkways.
- ◆ Mow, water and fertilize the lawn
- ◆ Trim shrubs and trees and rake the leaves.
- ◆ Plant colorful flowers and shrubs
- ◆ Store any toys or equipment lying on the yard
- ◆ Clean up pet droppings.
- ◆ Clean the gutters and downspouts.
- ◆ Organize the garage
- ◆ Have the outside of windows and your screens professionally cleaned
- ◆ Change A/C air filters
- ◆ Have A/C professionally serviced and inspected. Ensure they put a sticker on it indicating date of service.
- ◆ Maintain clean A/C drains by pouring a cup of half-water half-white vinegar into the drain. After 10 minutes, flush with 2 cups of hot water.
- ◆ Drain or flush water heater.
- ◆ Test smoke and carbon monoxide detectors when you set clocks back in the fall. See our carbon monoxide detector buying guide.
- ◆ Check windows and doors for weather-tightness and install weather stripping where needed.
- ◆ Consider paying for an inspection to be done prior to listing the home