

Home Staging Checklist

Plan Ahead

- ☐ Walk through each room and critique the home from a buyer's perspective.
- ☐ Consider getting a professional home inspection to see if any repairs are needed.
- ☐ Hire a contractor to handle any major projects.
- ☐ Hold a yard sale. Sell, donate or trash anything you don't need.

Clean, Declutter and Depersonalize

- ☐ Thoroughly clean the entire home.
- ☐ Scrub tile in kitchen and bathrooms.
- ☐ Clean hardwood floors.
- ☐ Steam clean carpets and drapes. Consider replacing carpet if stains are prominent.
- ☐ Get rid of dust bunnies.
- ☐ Repair cracks and holes in walls.
- ☐ Paint interior walls with neutral colors, like beige, cream or light pastels. Tip: pale blues and greens are good for bathrooms.
- ☐ Remove excess and oversized furniture.
- ☐ Rearrange furniture to maximize space.
- ☐ Organize room closets and store out-of-season clothes.
- ☐ Remove all small appliances, toys, magazines and pet items.
- ☐ Remove family photos, personal collections and medications.
- ☐ Declutter garage and store unnecessary items off site.
- ☐ Secure valuable items, including cash and jewelry.

Show Off Your Home's Best Features

- ☐ Remove rugs to show off hardwood floors.
- ☐ Pull back drapes to showcase nice views.
- ☐ Stage the front porch or deck with furniture and potted plants.
- ☐ Make sure fireplaces are in working condition.
- ☐ Clean backyard and pool area.



Pay Attention to Kitchens and Bathrooms

- ☐ Mop and wax/polish the floors.
- ☐ Clear all countertops.
- ☐ Replace outdated hardware.
- ☐ Clean appliances and fixtures.
- ☐ Clean and organize the pantry, cabinets and drawers.
- ☐ Replace old caulking around sinks and bathtubs.
- ☐ Remove stains from sinks, toilets and bathtubs.
- ☐ Keep all toilet seat lids closed.
- ☐ Hang fresh towels.

Appeal to the Senses

- ☐ Bake cookies or burn scented candles.
- ☐ Offer light refreshments.
- ☐ Install higher wattage incandescent light bulbs to brighten rooms
- ☐ Turn on all the lights.
- ☐ Open windows to let in fresh air.
- ☐ Open curtains or blinds to let in natural light and show off views.
- ☐ Turn off TVs.
- ☐ Relocate pets on the day of the open house.
- ☐ Refrain from smoking in the home.

Maximize Curb Appeal

- ☐ Paint the home's exterior, including trim, doors and shutters.
- ☐ Check front door, doorbell, address number and welcome mat.
- ☐ Power wash siding and windows.
- ☐ Inspect the roof and make repairs as needed.
- ☐ Repair cracks in driveway and sidewalks.
- ☐ Sweep entryway and walkways.
- ☐ Mow, water and fertilize the lawn.
- ☐ Trim shrubs and trees and rake the leaves.
- ☐ Plant colorful flowers and shrubs.
- ☐ Store toys or equipment lying on the yard.
- ☐ Clean gutters and downspouts.



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