



HOME STAGING CHECKLIST

Preparing your home for sale is one of the most important steps to ensure a quick and successful sale. Staging involves making your home look its absolute best to attract potential buyers. Effective staging can significantly boost your home's appeal and expedite the sale process.

GENERAL TIPS

- _____ **Depersonalize:** Remove personal items to make it easier for buyers to visualize their own lives in your home.
 - _____ **Keep essential furniture only:** This creates a more spacious feel, but not too empty.
 - _____ **Neutral colors:** They appeal to the broadest range of buyers and make spaces look larger and brighter.
 - _____ **Repairs:** Address any minor repairs like squeaky doors or chipped paint.
 - _____ **Windows:** Clean all windows inside and out for maximum light and clarity.
 - _____ **Smells:** Use neutral scents; avoid overpowering candles or air fresheners.
 - _____ **Pets:** Remove pet beds, toys, and food dishes during showings.
 - _____ **Temperature:** Keep the home at a comfortable temperature.
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FRONT YARD / ENTRYWAY

- _____ **Curb Appeal:** Ensure the lawn is mowed, bushes trimmed, and any weeds removed.
 - _____ **Front Door:** Clean or repaint the front door; add a fresh welcome mat.
 - _____ **Lighting:** Ensure the porch light is clean and functional; use bright, warm bulbs.
 - _____ **Decor:** Add a simple planter with seasonal flowers near the entrance.
 - _____ **Clutter:** Remove personal or worn items like old shoes, toys, or decorations.
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LIVING ROOM

- _____ **Declutter:** Remove personal items, excessive furniture, and cluttered shelves.
- _____ **Furniture Arrangement:** Create a conversational layout that highlights the room's space and focal points (e.g., fireplace, large window).
- _____ **Lighting:** Open curtains or blinds to maximize natural light; add lamps to brighten dim areas.

_____ **Neutral Décor:** Use neutral throws, pillows, and artwork to appeal to a broad audience.

_____ **Flooring:** Vacuum carpets or rugs; clean hardwood or tile flooring. Add a simple, clean rug if necessary.

KITCHEN

_____ **Countertops:** Clear all items except a few decorative or functional pieces (e.g., a bowl of fruit or a small coffee maker).

_____ **Cabinets:** Clean and organize the insides, as buyers often look inside cabinets.

_____ **Appliances:** Deep clean all appliances and ensure they're free of fingerprints or smudges.

_____ **Lighting:** Replace any dim or burnt-out bulbs with bright, warm lighting.

_____ **Odors:** Eliminate cooking odors; use a subtle air freshener or bake cookies before showings.

_____ **Backsplash:** Ensure the backsplash is clean and free of grease or stains.

BEDROOMS

_____ **Declutter:** Remove personal items like photos or cluttered bedside tables.

_____ **Bedding:** Use neutral bedding with clean, crisp linens and decorative pillows.

_____ **Closets:** Organize closets to showcase storage space; remove excess clothes and items.

_____ **Lighting:** Open blinds or curtains, and ensure the lighting is soft but bright.

_____ **Decor:** Add a simple piece of artwork or a vase with fresh flowers.

BATHROOMS

_____ **Toiletries:** Remove all personal items like toothbrushes, razors, and shampoos.

_____ **Towels:** Use fresh, neutral-colored towels neatly folded or hung.

_____ **Cleanliness:** Ensure all surfaces, including mirrors and fixtures, are spotless.

- _____ **Shower/Bathtub:** Remove any visible soap scum or mildew; consider using a new shower curtain.
- _____ **Accessories:** Add a small decorative item, like a candle or a vase with greenery.
- _____ **Toilet Lid:** Keep the toilet lid closed during showings.

DINING ROOM

- _____ **Table Setting:** Set the table with simple, neutral place settings or a decorative centerpiece.
 - _____ **Furniture:** Minimize chairs to avoid overcrowding the space.
 - _____ **Lighting:** Clean chandeliers or overhead lights; use bright, inviting bulbs.
 - _____ **Flooring:** Ensure the floor is clean and clear of clutter or dust.
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HOME OFFICE

- _____ **Declutter:** Remove paperwork, excessive office supplies, and personal items.
 - _____ **Desk Organization:** Keep the desk surface clean and tidy.
 - _____ **Neutral Décor:** Use a simple lamp or decorative piece to add warmth.
 - _____ **Storage:** Tidy up any visible shelves or cabinets.
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BACKYARD / OUTDOOR SPACES

- _____ **Cleanliness:** Remove leaves, debris, and any unnecessary items like toys or tools.
 - _____ **Furniture:** Arrange outdoor furniture neatly; consider adding new cushions or throws.
 - _____ **Landscaping:** Trim hedges, mow the lawn, and ensure garden beds are weeded.
 - _____ **Lighting:** Add string lights or lanterns for an inviting evening ambiance.
 - _____ **Repairs:** Fix broken fencing, patio stones, or outdoor fixtures.
 - _____ **Decor:** Add a planter or two with colorful flowers or greenery.
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