

# “Staging Your Home” Checklist

Are you looking to get the best possible price for your house? I know it sounds silly, but many people don't put in the effort necessary to get the best price. There are many things you as a home-seller can do to make your house more “marketable,” both inside and outside. You want to make the best possible first-impression for potential homebuyers. Some of these may require significant investment in labor or expenses, but most can be accomplished fairly easily by simply following this checklist. Go through this checklist before you list your house, and immediately prior to each showing and open house. Although all these points may not apply in your situation, it will help you develop an eye for the most attractive aspects of your house.

## BEFORE LISTING YOUR HOUSE

### Exterior

- Repaint siding
- Repaint or touch up trim
- Repair/repaint gutters and downspouts
- Repair/repaint fences
- Remove oil stains from driveway and garage floor
- Wash all windows
- Remove window screens (windows look cleaner)
- Trim trees, hedges, shrubs
- Weed and feed lawn
- Remove all clutter (garden tools, toys, etc.)

### Entryway

- Make sure doorbell and exterior lights work
- Replace welcome mat
- Repair/repaint storm door and/or front door
- Clear interior entry of all clutter
- Clear and clean out front hall closet

### Living Areas (living, dining, family, bedrooms)

- Repaint or touch up walls and ceilings
- Repair/replace old molding
- Shampoo carpeting and/or wash and wax floors
- Remove excess or unattractive furniture

- Clean curtains, shutters, blinds, etc.
- Clean fireplace, mantle, shelving
- Replace old bedspreads

### Kitchen/Baths

- Repair or replace faucets and fixtures
- Repaint or repaper walls
- Thoroughly clean stove/oven, refrigerator and other appliances
- Clear out and clean cabinets, drawers and medicine chests
- Remove clutter from countertops
- Clean or replace curtains
- Grout tubs and showers
- Replace old toilet seats and shower curtains

### General

- Replace burned-out light bulbs
- Clear cobwebs from corners and doorways
- Wash light switches, handrails and doorknobs
- Clear and clean all closets
- Add “welcoming” touches: potted plants, dried flowers, etc.

## BEFORE EVERY SHOWING OR OPEN HOUSE

### Exterior

- Pick up tools and toys
- Put garbage cans in garage
- Close garage door
- Park cars on street on around corner

### Interior

- Clear off all counters and table tops
- Turn on all lights
- Open shades and curtains
- Put soft music on stereo
- Give the house a pleasant aroma – fresh baked cookies, scented candles, fire in fireplace, etc.
- Set dining room table
- Make all beds
- Set thermostat at comfortable temperature

### House & Community Information

- (display in entryway or other prominent location)
- Paid utility bills
- Current property tax receipts
- Real estate listing sheet
- Floor plan (if available)
- List of upgrades you've put into the house
- Map and/or list of community features and points of interest
- Warranty information on appliances

ONE FINAL SUGGESTION: Ask your agent to take a walkthrough of your house and offer suggestions on how to show it better. There is simply no better source of ideas for making a house more marketable.