

HOME STAGING CHECKLIST

OUTSIDE

- Pick up any clutter from Front Yard
- Remove any yard equipment (if it looks like work they won't like it)
- Mow and water lawn
- Trim weeds and sweep concrete of all grass clippings
- Weed yard and garden
- Trim trees & bushes away from the house
- Plant colorful flowers - or get potted flowers to put around
- Clean front entrance/Stoop/Porch
- Clean entryway of dirt/cobwebs
- Repaint or replace front door
- Fix broken windows, shutters, screens
- Polish door handles, address numbers, light fixtures
- Replace burnt out bulbs
- Replace welcome mat with something colorful
- Wash windows/eaves
- Clean out gutters if they need it
- Clean Back Yard (trash/leaves/stuff you don't notice any more)
- Remove gardening equipment (reminds them of having to work—no good)
- Clean outdoor grill, barbeque and lawn furniture
- Repair missing deck slats, screens
- Seal any concrete patio cracks
- Store items that make yard look cluttered
- Store offsite as much as you can from the garage to make it look HUGE
- Take down the 10,000 things you have hanging on the garage walls - Put in storage
- Wash and grease the garage doors
- Make sure sprinklers and faucets are working and get rid of any broken hoses/reels
- Clean and repair pumps and filters for swimming pool, hot tub, and outdoor showers
- Clean ponds and fountains (Goal is to make it look easy to maintain)
- Remove ANY signs of smoking anywhere outside (pick up butts, remove ash trays)

HOME STAGING CHECKLIST

INSIDE

- Remove excess furniture —Make your house look as big as possible (rent offsite storage)
- Remove excess collectibles and depersonalize as much as you can stand
- Remove excess artwork and photographs and repair any nail holes in the walls
- Clean out (empty out) closets and cabinets
- Clean out basement and get it all out of the house unless you will need it before you move
- Clear counter and tabletops of all unnecessary clutter - Make it look big and open
- Clean appliances and then clean them again (don't forget the top of the fridge)
- Scrub bathroom over and over—replace shower heads/curtains with new simple
- Remove carpet stains and any signs of pet damage
- Shampoo carpets
- Remove cobwebs from ceiling corners
- Clean ceiling fans and light covers (get the bugs/dust out)
- Replace all burned out light bulbs
- Wash all light switch plates and outlet covers with cleaning wipes
- Clean fireplace
- Clean or replace drapes
- Clean/dust all window blinds
- Wash pets and remove during showings if possible
- Clean litter box and remove during showings if possible
- Remove ANY signs of smoking anywhere in the house
- Remove mildew
- Add fresh scent like potpourri
- Consider having a professional cleaning team go over the house again.
- Consider having your home Staged by a professional if it's not where you want it to be

HOME STAGING CHECKLIST

REPAIRS

- Look High and Low
- Make Necessary Repairs
- Remove debris from roof and gutters
- Inspect and clean chimney
- Repair/replace worn shingles
- Wash or paint exterior if needed
- Clean, paint and align gutters and downspouts
- Clean grease and old spills from driveway, sidewalks, garage floor, patio
- Check foundation for cracks and repair
- Caulk windows, tubs, showers, and sinks
- Make sure toilets and faucets work well
- Install new carpeting if needed
- Touch up or repaint walls neutral color
- Replace switches and outlets that don't work
- Replace furnace filter
- Fix any fence holes, missing parts

Once you've completed these things you are that much closer to getting on the market and finding the right buyer.

If you think of anything I missed, please contact me at glen@byownercoach.com.