

Home Staging Checklist

By Nicole Nichols-West

☐ Outside

- ☐ Invest in landscaping where it can be seen first.
- ☐ Remove any dead plants and weed all planting areas.
- ☐ Cut back over-grown shrubbery that looks scraggly or keeps light out of the house.
- ☐ Paint your house if necessary.
- ☐ In winter, walks must be free of snow and ice.
- ☐ Sweep all walkways and patios or decks.
- ☐ Inspect the roof and gutters. Any missing shingles to replace?
- ☐ Consider putting flowers outside the front door.
- ☐ Repair any broken outside steps.
- ☐ Keep lawn closely cut and edged.
- ☐ Clean the yard; store toys, bicycles and tools away.
- ☐ Repair broken fences and paint if necessary.

☐ Basement, Attic, Garage

- ☐ Clean out attic, basement and garage and dispose of everything that you are not going to move.
- ☐ Package everything that you won't need until you're settled in your new home.
- ☐ Paint ceilings and walls a light colour in your basement.
- ☐ Repair cracks in basement floors and walls with a ready mixed grout.
- ☐ Wipe clean the furnace and hot water tank.
- ☐ Wash down the garage floor and clean any oil stains.
- ☐ Stack stored items neatly against walls.

☐ Living Areas

- ☐ Have all plaster in top shape.
- ☐ Check ceilings for leak stains. Fix the cause of the damage, repair ceiling and re-paint.
- ☐ In painting and re-decorating always stick to neutral colours.
- ☐ Clean your fireplace and lay some fresh logs in it to make it look inviting.
- ☐ Wash windows both inside and out.
- ☐ Replace any broken or cracked glass.

- ☐ Replace all burned out light bulbs.
- ☐ Make the floors shine and have carpets professionally cleaned.
- ☐ Repair any creaks in the floor.
- ☐ Straighten up closets.
- ☐ If doors stick slightly, rub a block of paraffin against the surface that shows signs of wear.
- ☐ If sliding doors stick, rub the tracks with paraffin or candle wax.
- ☐ Lubricate any squeaky hinges.
- ☐ Reduce the number of family photos throughout your home.
- ☐ Rearrange furniture to create more space and open area.
- ☐ Vacuum all carpet and hard wood floors.
- ☐ Clear off all coffee tables and end tables.
- ☐ Remove all ashtrays to make the rooms appear larger.
- ☐ Kitchen
 - ☐ Make the kitchen bright and attractive.
 - ☐ Paint or re-stain cabinets, put up attractive new curtains or blinds.
 - ☐ Clean the ventilating hood.
 - ☐ Thoroughly clean to remove any odors.
 - ☐ Consider new flooring.
 - ☐ Clear all unnecessary objects from the kitchen countertops.
 - ☐ Clean counters make a room look larger.
- ☐ Bathrooms
 - ☐ Repair dripping faucets and unclog any plugged drains.
 - ☐ Hang fresh towels.
 - ☐ Use a deodorizer in the bathroom area.
 - ☐ Use special cleaning products to remove stains from toilets, tubs and sinks.
 - ☐ Keep sinks and mirrors shining.
 - ☐ Replace old caulking around bathtubs and clean tiles so they sparkle.
 - ☐ Keep toilet lids closed.