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.