

# 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.