

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.