

Home Staging Check List

When you place your home for sale, you have a competitive sales product on your hands. Gain an edge in your marketplace by preparing your home for the competition.

When you sell your home you're also going through the difficulty of moving. It's helpful to pack away seldom used items. You can rent a storage unit or use your garage to store items.

Things to Keep In Mind:

- Buyers only know what they see. Despite what they say.. they have trouble moving beyond.
- A clean home always shows better. First impressions are crucial.
- The way we live in our homes and the way we market our homes are two different things.

General Comments:

- In every room, stand in the doorway and look at the room through the eyes of a buyer. What do you see? What can you do without while your home is on the market? Reduce clutter to really show the rooms at their best advantage.
- Professional carpet cleaning makes a HUGE difference especially if pets are present. Even if you do not have pets or stains, a professional carpet cleaning still makes a big difference!
- Check all light fixtures. Replace burned out bulbs, clean the fixture, hardware and globe.
- Repair broken light switches and switch plates. Clean dirty areas around them.
- In general, pack up the little things. Anything you can do to reduce clutter will help.
- Wash windows inside and out if time permits and make sure they operate freely.
- Repair broken items as needed. Repairs show your home has been well maintained.
- Rearrange or move furnishings to create more space. Team Howlett can offer advice.

INSIDE:

Living Room, Family Room, Den:

- Clear off all coffee tables and end tables. Keep decorative objects to a minimum.
- Remove all ashtrays and consider not smoking inside or in the garage.
- Fireplaces, mantels and hearths need to be cleaned and cleared off except for a few items.

Home Staging Check List

Dining Room:

- Clear off dining table except for one nice centerpiece.
- Remove extra leaves from tables to make the room look bigger.
- Remove extra chairs from table if they crowd the table or fill up corners of the room.

Kitchen:

- Clear all unnecessary objects from countertops. Leave only daily items i.e. coffee maker.
- Clear refrigerators of magnets, pictures, messages, calendars, etc.
- Clean tile grout with vinegar if needed.
- Repair broken tile or loose corners on counters.
- Clean out the refrigerator and freezer and wipe down shelving/doors.
- Clean the stove top, oven, and microwave. Clean all exhaust fans and hoods exteriors.
- Keep the kitchen sink clean and empty on a daily basis.
- Keep all soaps, sponges and cleaning supplies out of sight under the sink.
- Empty the garbage regularly to reduce odors.
- Move cat and dog dishes so they don't interfere with the buyer's walk around the room.

Bedrooms:

- Make beds before you leave in case of a showing.
- Clear off bedside tables, dressers, etc. except necessary items i.e. alarm clock, tissues.
- Store extra books and magazines underneath the bed.
- Keep closet doors closed.
- Remove all posters tacked on walls and repair holes in walls.

Laundry Rooms:

- Put soaps and supplies in cupboards.

Home Staging Check List

- Keep counters and sink clean and empty.
- Make sure that light bulbs are working and have adequate wattage.

Bathrooms:

- Clear off all surfaces. Put toiletries away and only keep a few necessary items out.
- Clear all items out of shower stalls and tubs except for necessities.
- Clean or replace the shower curtain.
- Repair any cracking or peeling areas and clean any moldy areas. Paint if necessary.
- Consider caulking around the edges of tubs/showers to make them look neat and clean.
- Hide garbage can and cleaning supplies out of sight.

Closets:

- Make sure you can open the door freely and contents are neatly organized.

OUTSIDE:

The first impression when a buyer drives up to your home is critical. Walk across the street and look at it through a buyer's eyes. Be honest with yourself. What do you see?

Trim and House Paint:

Take a hard look at the front door and trim. Repainting can help make the house look crisp and is one of the least expensive things you can do to dress up a home.

Decks, Porches and Patios:

- Sweep walkways and patios, porches or decks. Front walkway is priority.
- Consider pressure-washing, staining / painting if needed.
- Clear patios/decks of small items such as plants, flower pots, charcoal, barbecues, toys, etc.
- Remove excessive outdoor furniture to create a clean, clear space.
- Remove any seasonal items that are not in season.

Home Staging Check List

Roofs:

- Make sure the roof is clear of any visible debris and gutters are clear.

Fences:

- Repair broken fences and gates and paint if necessary. Secondary.

Landscaping:

- Make sure front yard is freshly cut and maintained. Front yard most important.
- Prune bushes and trees to prevent blocking windows.
- Remove dead plants, weed and mulch for high visibility areas.
- Remove all excess garbage cans, wood scraps, building materials, etc.
- Remove children's bikes/toys and any unnecessary objects in the yard.

Garages:

- Just make sure there is a path to any utilities, service panels.

Showings:

- We recommend turning on all lights for all showings - day and night.
- Keep all curtains and blinds open during the day to flood your home with light.
- Do not leave music playing for showings.
- Contain any pets or take them with you, if possible.
- Do not leave candles burning or scent your home with plug-ins, sprays or other deodorizers.
- Make all beds and pick up any clutter.
- Wash/put away dishes and clothing.
- Sweep floors frequently.

Conclusion: Before you spend money on improvements, please ask Team Howlett if this is worth the cost.