

SUPER STAGING TO DO LIST OCCUPIED HOMES



What does your front door say? “Hello! Come on in” or “Beware”?

Your home’s first impression begins with its entry. So, if you’re preparing your home for sale, start there. Approach it as a guest or as if you’re viewing it to buy. Once you’re through the front door, walk into each room and scrutinize as a guest or a buyer.

What do you like about your house? What would you change if you could? What do you think will make potential buyers want to buy your house? What could keep them from buying it?

Use the following tips to check your progress while you’re prepping your home for sale. You’ll find that the effort you put into decluttering, updating and cleaning will pay off with a quick sale for top dollar.

1. DECLUTTER

- Remove papers and clutter from visible surfaces

- Organize closets to appear tidy and spacious, or remove all contents

- Remove small appliances and every-day items from kitchen and bathroom counters
(toaster, coffee maker, curling iron, toothbrush, razor)

- Remove family photos and personal collections

- Hide or remove alarm clocks, gadgets and cords

- Secure valuable items, including cash, jewelry and prescription meds

2. CLEAN

- Vacuum and sweep, especially hair, pet hair and dust

- Mop and polish floors and ensure that noticeable sticky spots are removed

- Clean windows, sills and window tracks

- Clean dust and grime from vents and ceiling fans

- Clean appliances inside and out

- Wipe down shelves, inside pantry and cabinets

- Wipe down cabinets and drawers inside and out

- Polish faucets and fixtures

- Clean mirrors

Use bleach to kill and lighten mold and mildew in kitchen and bathrooms; try a bleach pen
Remove stains from sinks, toilets and bathtubs; use cleanser or CLR if cleanser doesn't work
Scrub tile and grout in the kitchen and bathrooms
Clean places where marks show (walls, stair railings, handles); a Mr. Clean Magic Eraser type product works well to quickly remove marks
Wipe baseboards and woodwork
Clean carpets professionally and consider replacing carpet if stains are prominent

3. UPDATE

Paint interior walls neutral colors such as beige, cream and light pastels; your home stager can help select colors
Remove, skim coat or paint over wallpaper and wallpaper trim
Replace hardware such as towel bars, cabinet and drawer pulls if they aren't a current style
Replace light fixtures and ceiling fans if they aren't a current style
Remove outdated and worn furniture; your home stager will bring in replacement furniture if needed

4. APPEAL TO THE SENSES

Ensure that the house smells fresh; consider plug in room fragrances and leaving a few windows slightly open so long as rain won't cause damage in those areas
Ensure that all lightbulbs work
Ensure that lightbulbs in the same room are the same type, and warm versus bright white
Open curtains and blinds to let in natural light and reveal views
Relocate pets while the house is on the market
Refrain from smoking in or near the home
Refrain from cooking or prepping strongly smelling food while the house is on the market
Keep all toilet seat lids closed
Keep trash bins emptied
Hide bins with dirty laundry
Run the garbage disposal with dish soap or lemon rind
Run the dishwasher even if it's empty of dirty dishes

5. REPAIR

Patch cracks and holes in the walls
Repair leaks in ceilings, walls and floors when possible and cover with primer and paint
Fill in nicks and dings in woodwork, then touch up paint
Refinish wood floors if they show noticeable wear
Replace or repair cracked and broken tiles on floors and countertops
Replace broken or missing light fixture parts such as globes and bulb covers

Ensure that all window cranks, openers and door handles function properly and aren't loose
Ensure that all switchplates and electrical outlet covers are in place; replace if missing
Ensure that all light switches and dimmers work properly; fix or replace if they don't
Replace cracked and old caulk around sinks and bathtubs
Check fireplace, furnace, air conditioning unit and large appliances for operational issues
Replace furnace filter(s)
Fix or replace toilet seat lids that may be loose, old or broken
Check for broken seals in the sliding glass doors and windows; if broken, consider replacing
Patch cracks in concrete on walkways or anywhere concrete is visible
Level walkways where tree roots may have pushed up concrete or walkway material
Tighten, fix or replace hand rails if needed
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6. IMPROVE THE CURB APPEAL

Repaint or touch up exterior paint if needed
Paint front door a new color or fresh coat of existing color
Clean doorbell, address numbers and light(s)
Power wash siding, window trim, driveway, walkways, decks and patios
Remove all visible moss from roof and walkways
Sweep the entryway and walkways to remove leaves, debris, insects, hives,
and spider webs
Keep grass cut and watered
Remove dead leaves and blossoms from outdoor plants
Plant colorful plants and flowers in plant beds
Place colorful potted plants and flowers near the front door
Store toys, equipment, hoses and any non-essential items
Check with your home stager about leaving out patio furniture and barbecue
equipment
Remove pet droppings
Remove leaves and mold from gutters and downspouts