

# PODS' Home Staging Checklist

Staging your home is an important step in the selling/buying process and can have a significant impact on how quickly and for what price your home sells. Creating a plan for staging your home is an essential part of the process.

Follow our home staging checklist below:

## General Checklist:

- Reduce the number of family photos throughout your home.
- Use scented items to create an inviting smell in your home. Bad odors can deter some buyers.
- Clean all windows inside and out, ensuring they are functioning properly. If during the winter months, cleaning the inside of the windows should be sufficient.
- Repair broken items in your house (doors, cracks, etc.). In most cases buyers will ask for broken items to be repaired.
- Rearrange furniture or move furniture room to room to create more space and open area.
- Vacuum all carpet and hard wood floors.
- Scrub and clean tile and grout throughout your house.
- Empty the garbage daily to reduce odors.
- Repair all holes in walls.

## Inside Home:

### Bathrooms:

- Clean all surfaces. Put toiletries in drawers or cabinets.
- Leave out a bottle of hand soap or a clean bar of soap, along with a hand towel.
- Fold in thirds on towel racks daily. Purchase new towels if you needed.
- Clear all items out of shower stalls and tubs except for necessities.
- Keep toilet lids closed.
- Hide garbage can and cleaning supplies out of sight.
- Clean the shower curtain, or replace if needed.
- Repair any cracking or peeling areas and clean any moldy areas. Paint if needed.
- Give your shower and tub a fresh bead of silicone caulking around the edges to make them look neat and clean.

### Bedrooms:

- Make beds daily and replace bedding if needed.
- Clear off night stands, dressers, etc.
- Pick up all clothes off the floor.
- Store extra books, magazines, or miscellaneous items underneath the bed.

- Keep closet doors closed. If you have a walk-in closet keep the floor clean and free of laundry and clutter.

#### **Closets:**

- Make sure the doors open easily. Fix any creaking sounds.
- Arrange items to create a tidier closet.

#### **Den, Family Room, Living Room, Sun Room:**

- Clear off all coffee tables and end tables.
- Remove all ashtrays.
- Move pet food bowls out of sight.

#### **Dining Room:**

- Clear off dining table, leave a center piece or other decorative item.
- Remove additional leaves from tables to make the room look bigger.

#### **Kitchen:**

- Clear all unnecessary objects from the kitchen countertops.
- Remove all pictures, magnets, drawings, messages, etc. from the refrigerator.
- Repair broken tile or loose corners on counters.
- Clean the stovetop and oven.(Several days prior) Replace burner pans if they are badly stained.
- Keep the kitchen sink clean and empty.
- Remove all soaps, sponges, and supplies out of sight and under the sink.

#### **Laundry Rooms:**

- Keep counters and sink clean and empty.
- Make sure that light bulbs are working, replace with higher wattage bulbs to create more light if needed.
- Put soaps, towels, etc. in cupboards.

### **Outside Home:**

- Remove all garbage cans, wood scraps, extra building materials, etc.

#### **Fences:**

- Repair broken fences and paint if necessary.

#### **Front Door:**

- Stain or paint your front door. Fix any dings or dents.

### **House Paint/Paneling:**

- Spray down your panels or paints with a mixture of water and soap to help clean off any residue.
- If your house has paint, check to see if it needs to be touched up or repainted.
- Check panels and replace any panels that are broke.

### **Landscaping:**

- Remove any dead plants and weed all planting areas.
- Keep your lawn freshly cut and edged.
- Prune bushes and trees.

### **Patios and Decks:**

- Sweep all walkways and patios or decks.
- Decks should be cleaned, stained or painted if needed.

### **Roofs:**

- Check gutters and roof for dry rot and moss. Be sure to clean the gutters on a regular basis.

### **Garages:**

- Sweep out and organize. Keep storage in garage neat.
- Arrange tools and place into tool chests or containers.

Information courtesy of: <http://www.pods.com/Home-Staging/Home-Staging-Checklist.aspx>