

## Things to look for and fix when Staging

- Appliances:** Deep clean, make sure they are running well, no leaks or noise
- Arborist:** Cut back any branches that are dead or over grown
- Bathrooms:** Buy a new toilet seat; make sure there is no rust, dirt or black grout –recoat. If the tile is an odd color, perhaps resurface to make it a neutral color. Put in new lighting fixtures, new big medicine cabinet for more space. Replace old shower heads with new
- Carpet Clean/Repair:** Remove, clean or replace any old with new
- Chimney Sweep:** Clean it out and remove any traces of smoke damage on the stone
- Cleaning:** Clean all surfaces get the dirt out of every crack and all corners
- Computer, Fax, Cable:** Clean up the wires so they are organized in a nice tight line
- Curtains/Shades/Blinds:** Remove if old or tattered. Clean, repair and replace
- Debris Removal:** Clear away all of the stuff in your yard, attic, garage and basement
- Feng Shui:** Hire an expert to smudge unwanted energy so it will sell right away
- Furniture:** Less is best, rearrange furniture and hang art professionally.
- Garage:** Clean out and make really tidy. The area is really important to the sale  
Drywall and paint white to look clean and bigger where needed  
Dust and clean – fix any leaks, remove cobwebs  
Remove and recycle old paint and liquids  
Take the time to clean, sort and organize to show at its best
- Garage Doors:** Repaint inside and out if needed. It must show well
- Gardener:** Plant new flowering plants to bring life to your space. No cob webs!
- Gym:** If equipment is in its own room, make is light, airy and friendly, add mirrors & a TV
- Hot Tub/Spa:** It must be maintained and not smell
- Ice Maker:** Clean it out so the ice is new
- Kitchen:** Sort and organize all drawers, cabinets and the pantry  
Shelf paper where needed so there is now stain  
Arrange and style the glasses, and china to look simply, pretty and orderly  
Touch up or resurface kitchen cabinets if not replacing. No “dirty fingers”  
Buy new faucets and knobs where they are old
- Outside of the house:** Clean all Awnings/Rolling Shutters/Blinds/Shades/Screens  
Clean all entrances, paths and walk ways
- Media – Audio/Visual:** Remove a TV from the home if it is large, sticks out into the room
- Painter:** Touch up or paint (if not a light modern color) all walls throughout the house including baseboards, doors and molding where needed.
- Patio Furniture:** Buy new cushions, wipe off all surfaces
- Plant Rentals:** Companies will rent you plants, and maintain them for you
- Plumbing:** Have all toilets in perfect running order
- Pool Maintenance:** Have it sparkling, cover must be clean too
- Power Wash:** Clean all outside ledges, paths, decks, walls to remove moss or scuffing
- Sports & Pool Table:** Make sure they are clean - remove if they take up needed space
- Windows and Glass:** Wash windows, window jams, sliding door jams

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