

Staging Checklist

Exterior

- Mow, trim, edge, weed, & mulch.
- Clean / repair patio & deck areas
- Remove shabby furniture
- Clean pool / spa and any covers
- Replace old storm doors
- Check for flat-fitting roof shingles
- Paint the front door & mailbox
- Add a new doormat
- Shine brass hardware on doors, lights etc
- Touch up fence paint
- Power wash any stains away

Living Room

- Make the living room cozy and inviting.
- Clean or replace carpets.
- Rearrange to emphasize space.
- Pack away family photos and mementos.
- Tastefully decorate to match the season
- Keep coffee tables clear.
- Use pillows & throws to soften the space.
- Remove all but a few decorative books.
- Remove any furniture you don't need.

Interior

- Add a fresh coat of neutral interior paint
- Shampoo carpeting, replace if necessary.
- Clean and wax hardwood floors.
- Clean out and organize closets.
- Remove extra furniture and worn rugs.
- Complete any minor repairs as needed.
- Secure jewelry and other valuables.
- Update old fixtures for a modern look.
- Declutter, declutter, declutter!

Bathrooms

- Make sure tile & fixtures are immaculate.
- Replace loose caulking or grout.
- Update fixtures if needed.
- Hang up fluffy, new bath towels.
- Coordinate linens in one or two colors.
- Display a bottle of hand soap.
- Clean or replace shower curtains.
- Remove any cloth toilet lid covers.

Master Bedroom

- Organize furnishings to create a spacious look.
- Repaint to a neutral color or touch up.
- Remove all clutter to create a calm retreat.
- Invest in new bedspreads if necessary.

Attic

- Tidy up by discarding or pre-packing items.
- Make sure energy-saving insulation is visible.
- Make sure air vent is in good working order.
- Provide strong overhead light.

Garage

- Sell, give away, or throw out unnecessary items.
- Provide strong overhead light.
- Clean oily cement floors.
- Tidy storage or work areas.

Kitchen

- Confirm appliances are clean and work.
- Declutter all counter space.
- Organize items inside cabinets.
- Pack ahead anything you won't need.

Basement

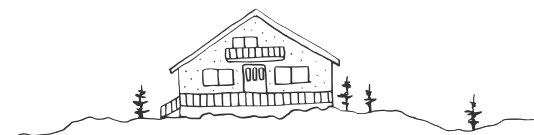
- Organize and create more floor space.
- Clean water heater.
- Replace water and furnace filters.
- Drain water heater sediment.
- Make inspection access easy.

Dining Room

- Set the table for dinner.
- Replace outdated light fixtures.
- Remove extra chairs from the table.
- Remove extra leaves from the table.

Notes:

Home selling tips from:



Sian Pugh
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Ready to list? Let's talk:

sian@sianpugh.com
703 966 1075
www.sianpugh.com
@sianrealestate

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