

Home staging checklist:

- Less is more - remove enough so that there is some empty space in closets, on shelves, and in cabinets.
- Remove or hide all small kitchen appliances.
- Remove all refrigerator art, family pictures, school schedules, magnets, calendars, etc.
- Pack up all personal photos.
- Remove personal items from bathroom, tub, and showers... shampoo, toothpaste, brushes, used towels, etc.
- Remove and store seasonal clothes from closets.
- Rent a storage space. Remove all visible storage boxes from closets and garage.
- Remove unneeded furniture to make rooms look larger.
- Remove dated or worn furnishings and accessories. Display only updated new looking items.
- Remember, "One will do". When accessorizing surfaces, remember that for staging purposes one item is better than two or more. One vase or clock on a fireplace mantle shows off your home better than two or three items.
- Use mirrors generously. A mirror at the end of a long hallway makes the home look larger and relieves any cramped feeling. A mirror opposite the bathroom vanity pushes walls back and makes small bathrooms larger.
- Paint the interior of the house and the front door.
- Repair, paint, or wash all exterior walls, doors, and trim.
- Power-wash exterior concrete and other hardscape to unify surface color. It will make these areas look bigger.
- Replace old carpeting and flooring. Be sure that any remaining carpet, drapery or upholstery hold no odors.
- Wash the windows, inside and out. Remove unnecessary screening.
- Arrange a minimum number of towels in bathroom racks and put out fresh soap.
- Inside, use fresh flowers in vases. Decorate outside with planters and potted plants.
- Remove some furniture to open up the rooms. Rule of thumb: Consider eliminating half of all furniture.
- Decorate the patio or deck with flowerpots and enough furniture to show that it is usable living space.
- Furnish covered porches with small outdoor tables and chairs to turn them into obvious living spaces.
- Landscape. Use perspective. Looking out from the house, vertical elements should diminish in size as they retreat from the house. This elongates sightlines and visually moves property boundaries further away.
- Air the home by opening windows and doors.
- No drips! Repair all plumbing, faucets, running toilets.
- Clean or repair/replace worn caulking around tubs, sinks, counter tops.
- Deep-clean entire house, oven, fireplace, garage, etc.
- Enhance fireplace firebox with candles or decorative logs.
- Replace or supplement furniture and accessories with rentals from Brook Furniture Rental.

Questions or comments? Contact Brook Furniture at 877-285-7368, or by email at brookconciierge@bfr.com.