



KRISTYNGREWELL
c21 goodyear green



405.615.2796



@OkieHomeGirl

Stage a Home to Sell *checklist*

You're about to place a house on the market for sale. Beginning today, it stops being a "home" and becomes a "product". Just like any product on the shelves at your local Walmart, it has features, benefits, and a few negatives. It will be compared to countless similar products by shoppers. To gain an edge in your marketplace, your product must be well priced and look better than the competition.

If you've been inside a builder's model home, their "product" is sparsely decorated to allow a wide range of buyers to mentally move into the house. You can create that same feeling by reducing clutter and staging your "product". As you go through this checklist, keep that model home in mind.

General Overview

- Have all carpets professionally cleaned. Remove area and scatter rugs.
- Replace all burned out light bulbs, increase wattage in dark areas and hallways
- "White glove" clean from ceiling fan to baseboards
- Pack collections, books, and personal photos
- Wash all windows, dust blinds
- Repair any broken items
- Clear visible clutter in every room

Furniture

- Remove extra furniture; any piece that does not add comfort to the space can make the room feel too formal and uninviting. Less is more.
- Keep scale in mind, oversized furniture will make the space seem smaller. Eliminate large armoires, pieces of sectional seating, and extra leaves from dining tables
- Remove extra dining room chairs leaving only 4 or 6

Living and Dining Rooms

- Clear all surfaces leaving just one centerpiece on the dining table and a few books or magazines on the coffee table
- Remove tablecloths
- Balance furniture arrangements
- Remove media, pack DVDs and CDs. Hide games and consoles if they can't yet be removed from the space

Kitchen

- Clear counters leaving only items that are used on a daily basis
- Remove all magnets, calendars and schedules from the frig
- Clean the stovetop, oven and hood. Replace old burner pans and exhaust filter.
- Repair dripping faucet if necessary
- Clear anything on window ledge

Bedrooms

- Invest in new gender-neutral bedding. Avoid too many colors or patterns.
- One or two throw pillows are sufficient
- Clear all surfaces
- In children's rooms, remove names from walls and all posters. Repair nail holes and paint in neutral color.
- Ensure all closets can be opened easily without something falling onto a potential buyer.
- Clean ceiling fans

Laundry Room

- Put all soaps and cleaners into the cabinets
- Keep counters and sinks clean and clear
- Put away excess hangers and laundry
- Increase wattage in bulbs
- If the laundry is not a "pass through" to the garage, a baby gate can be added to kennel pets during showings if necessary

Bathrooms

- Invest in new white towels. Fold and hang in thirds.
- Replace shower curtain. Avoid bold patterns.
- Re-caulk shower, tub, and sinks
- Remove mold from shower
- Remove toilet rugs and covers

Outside

- Paint front door and trim
- Pressure wash decks, patios, driveway, and sidewalks
- Discard old flowerpots, toys, construction material, and old furniture
- Clean gutters
- Repair or replace fencing as needed
- Trim landscaping especially limbs or branches near roof and any shrubs that are overgrown and hiding windows
- Weed flower beds and add mulch