

STAGING

tips



Quick Check List courtesy of Dena Decor

INTERIOR:

- Take down and pack up all family photos
- Start room by room and pack up anything you won't be using for the next 3 months
- Organize all closets, cabinets, and kitchen pantry. Less is BEST!
- Change all your light bulbs to Daylight Bright.
- Change your air filters and make sure all vent covers are clean.
- Hire a window cleaner or clean them yourself. Make sure to clean the blinds and window seals as well.
- Clean wall scuffs and touch up paint. Consider repainting any "loudly" painted rooms.
- Have your carpets professionally cleaned and consider replacing them if necessary.
- Evaluate your home and have all necessary repairs completed.
- Thoroughly clean your home or hire a professional deep cleaner.

CURB APPEAL:

- Evaluate exterior of home and make any needed repairs, including touching up paint and having your home repainted if necessary. Make sure your front door is clean and repaint or re-stain if needed.
- Trim all bushes and trees that are touching the house or blocking the view of the home for photos.
- Evaluate fencing and replace any missing pickets and re-stain or paint if needed.
- Resod any bare areas in your yard.
- Replace mulch in all flower beds. Black is best!
- Plant seasonal flowers in beds and pots.
- Put away anything that is not decorative on back and front patio.
- Clean or replace outdoor cushions, pillows, and patio umbrellas.
- Make sure pool is clean and is in operative order.
- Replace worn door mats and add a new seasonal door wreath.
- Make sure water sprinkler systems are in operative order and replace any broken heads.
- Make sure all outdoor lighting is working order and replace any bulbs.
- Make sure gutters are clean and evaluate any roofing issues.
- Mow, weed-eat, edge and pick up leaves prior to staging for photos.



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A NOTE FROM DENA DECOR

HOME STAGER/DESIGNER

As a professional home stager, I know the whole process of getting your home ready for selling can be extremely overwhelming! My best advice is to start room by room, one day at a time if possible. Encourage your family members to help. Be sure to separate all items for donations or have a garage sale. Facebook Marketplace is a great way to sell more expensive unwanted or no longer needed items.

Often sellers ask me why it's necessary to pack up family photos and anything with your last name or initials, etc. We want the buyer to be able to picture themselves in the home without the obvious signs. We also do not want to distract them from looking at the actual house and not your personal photos.

By putting yourself in the buyer's mind, you will see how overstuffed closets, cabinets and pantry says your home is short on storage. My best advice is to go through everything and pack up anything you no longer need as well as anything you will not be using in the foreseeable future. If possible, rent a Pod that will be stored and moved to your new home, or rent a storage building. If necessary, buy storage bins or boxes and store neatly in your garage. Buyers understand that you are moving, so just have your garage organized and as neat as possible.

By cleaning out everything and organizing everything it truly shows how much space your home actually has. Make sure there is nothing on the floors of your closets or pantry. Make sure all valuables are securely stored including all firearms and jewelry.

Having a sparkling clean home is the upmost of importance! Make sure your home is clean from top to bottom, including baseboards, light fixtures, ceiling fans, appliances, air filters, tile, carpet, and windows, etc. Pride in home ownership is certainly a plus when selling your home!

Once your home is ready for staging, I will come in and professionally stage your home making your house show like a model home. My background in staging includes working on site staging homes for HGTV as well as staging hundreds of homes each year for numerous Realtors. Decorating is my passion and I absolutely love my job! I'm extremely lucky to have found my dream job and truly enjoy making my clients happy.

When buyers show up with their agents, curb appeal and cleanliness is extremely important! Making sure that your home is picture perfect and properly staged is key to a successful sale and the most money for your home.

Best wishes for a speedy sale,

Dena Decor