



Do-It-Yourself Staging Checklist

No Cost Interior Items

Estimated Cost	Done?	
-		Declutter the house, remove all items on floor don't belong
-		Remove extraneous personal photos
-		Put excessive furniture into the garage or storage unit
-		Touch up paint defects
-		Tighten all doorknob, deadbolt and hinge screws
-		Empty the bathrooms of all bathtub, shower or counter stored personal hygiene products
-		Clear counters, nightstands and desks of piles of magazines/papers
-		Put away single use appliances cluttering the kitchen's counter
-		Scrub away mildew stains from bathtubs and shower stalls
-		Use WD-40 to eliminate squeaks from hinges, bi-fold door tracks, etc.
-		Vacuum all floors thoroughly including nooks and crannies

No Cost Exterior Items

Estimated Cost	Done?	
-		Cut back all hedges, shrubs and unkempt landscaping
-		Sweep away all dirt and sand from landings, walkways, patios, etc.
-		Straighten all shutters, light fixtures, pots, etc.
-		Tighten screws on all exterior doors and moving items
-		Remove all items, toys, etc. that don't belong on lawn on patio
-		Touch up exterior paint that is discolored or marred
-		Clean the pool – backwash filter
-		Wash glass doors and windows opening on to patio and front door/windows
-		Clean the barbeque grill
-		Throw away worn and dirty welcome mats

Low Cost Interior Items

Estimated Cost	Done?	
\$50		Repaint strong color interior walls with a lighter, more neutral shade
\$20		Replace interior fluorescent light bulbs with new
\$5		Replace dead incandescent light bulbs with slightly higher wattage bulbs
\$25		Place fresh flowers in attractive vases in several areas when showing
\$50		Replace shower curtains with new



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Low Cost Exterior Items

<u>Estimated Cost</u>	<u>Done?</u>	
\$50		Rent a pressure washer to clean outside of house, walkways, patio deck and driveway
\$10		Repaint the front door
\$10		Plant some seasonal color along walkways, in pots
\$75		Have a window cleaner clean all windows
\$10		Repaint the mailbox, see that house address number is attractive and clean
\$25		Patch thin areas of lawn with fresh sod or plugs
\$25		Replace dead hedge or scrub sections with new plants
\$20		Place fresh mulch in front and side planting beds
\$20		Replace unattractive switch plates

Higher Cost Interior Items

<u>Estimated Cost</u>	<u>Done?</u>	
\$250		Have carpet cleaner/floor restorer completely clean and shine all floors
\$200		Replace kitchen faucet with more modern style
\$250-1000		Reface or repaint kitchen cabinets if in poor shape or outdated
\$500-1500		Repaint the entire interior with lighter, neutral colors
\$150		Replace old or corroded bathroom faucets with new

Higher Cost Exterior Items

<u>Estimated Cost</u>	<u>Done?</u>	
\$250		Pressure clean or chemically treat the roof to eliminate mildew and dirt stains
\$200		Repaint at least the entire front of house
\$100		Plant some additional landscaping if too sparse
\$500-1000		Repaint entire exterior