

Home Staging Checklist

General checklist applicable to detached, semi-detached, townhouse, condo, and apartment homes.

Quick fundamentals

- Declutter all visible surfaces (target 50% less on counters and shelves).
- Depersonalize (family photos, trophies, strong themes).
- Deep clean (baseboards, vents, switches, windows, mirrors).
- Repair obvious defects (chips, squeaks, loose handles, missing caulk).
- Create clear walking paths; remove oversized or redundant furniture.

Exterior and curb appeal

- Mow/trim, edge walkways, remove weeds, tidy planters.
- Sweep steps/porches/balconies; remove cobwebs and debris.
- Clean front door, hardware, and house numbers; confirm doorbell works.
- Clean exterior light fixtures; replace burnt-out bulbs.
- Stage outdoor areas simply (clean seating, tidy cushions, no clutter).
- Hide bins, hoses, tools, and pet items; keep parking/driveway neat.

Entry and first impression

- Add a clean mat; reduce shoes/coats; simplify entry storage.
- Ensure locks and doors operate smoothly; adjust alignment if needed.
- Brighten the entry (lamp/bulb) and add one tidy accent only.

Living and family rooms

- Arrange furniture to highlight size and flow; avoid blocking windows.
- Create a simple focal point (fireplace, view, feature wall) with minimal decor.
- Clear coffee tables and side tables; keep surfaces mostly empty.
- Vacuum thoroughly; remove lint and pet hair from upholstery.
- Straighten pillows/throws; keep colors coordinated and calm.

Kitchen

- Clear counters (leave 2-3 curated items only).
- Degrease stovetop, hood, backsplash; polish sink and faucet.
- Clean inside microwave/oven; wipe fridge fronts and handles.
- Organize pantry/cabinets; remove excess and mismatched items.
- Hide dish soap, sponges, and drying racks; align stools neatly.

Dining area

- Set table simply (or leave clear); remove extra chairs if space is tight.
- Clean light fixture and switch plates; keep floors spotless.

Bedrooms

- Make beds hotel-style (fresh linens, squared corners, minimal pillows).
- Clear nightstands; hide chargers and personal items.



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- Reduce furniture to open space; keep closets organized and about 70% full.

- Ensure window coverings operate smoothly; clean glass and frames.

Bathrooms

- Remove mildew; touch up caulk/paint; polish chrome.
- Clear counters completely; put away toiletries and medications.
- Fresh, matching towels; close toilet lids; one subtle accessory only.
- Confirm fans work; keep drains clear; remove worn bath mats.

Home office and flex spaces

- Stage a clear purpose (desk, reading nook, gym corner) without clutter.
- Hide paperwork and cables; keep surfaces empty.

Basement, bonus rooms, and dens

- Increase light (lamps, brighter bulbs) and open window coverings.
- Address moisture/odours; use a dehumidifier if needed.
- Define zones with minimal furnishings (TV, play, guest).

Laundry and utility areas

- Clear tops of machines; store detergents neatly and out of sight.
- Tidy shelves and cords; sweep floors; keep mechanical areas accessible.

Closets, storage, and garage

- Reduce contents; keep floors visible; group items neatly.
- Align hangers; remove off-season items where possible.
- Garage: sweep, label bins, hang tools, keep clear path.

Lighting, temperature, and air

- Replace burnt-out bulbs; match bulb tone in each room.
- Open blinds/curtains; turn on key lamps for showings.
- Set a comfortable temperature; avoid heavy fragrances.

Photo and showing day prep

- Remove valuables and personal documents from view.
- Hide cords/remotes; straighten rugs and wall art.
- Turn off ceiling fans for photos; clear bathroom counters.
- Secure pets; remove litter boxes from sight if practical.
- Empty trash and do a quick vacuum/sweep before every showing.

Disclaimer

This checklist is for general informational purposes only and does not constitute legal, building, or professional advice. Property conditions and expectations vary; consult qualified professionals as needed. No responsibility is accepted for reliance