

LISTING PREP CHECKLIST & STAGING GUIDE



EXTERIOR PREPARATION

- ☐ Mow the lawn, trim hedges, and remove weeds
- ☐ Edge driveway and walkways for crisp, clean lines
- ☐ Blow leaves and debris off porches, decks, sidewalks, and driveways
- ☐ Power-wash siding, walkways, and driveway
- ☐ Clean exterior windows and screens
- ☐ Touch up paint on doors, trim, and shutters
- ☐ Remove clutter from porches, decks, yard, and driveway
- ☐ Add fresh mulch and seasonal flowers for curb appeal
- ☐ Ensure house numbers are clean and visible
- ☐ Repair or replace broken outdoor fixtures (lights, mailbox, etc.)

INTERIOR CLEANING & DECLUTTERING

- ☐ Deep clean all rooms, including baseboards, windows, light fixtures, & ceiling fans
- ☐ Remove excess furniture to create a spacious feel
- ☐ Clear countertops, shelves, and surfaces
- ☐ Organize closets and storage areas
- ☐ Eliminate odors with air purifiers or fresh scents
- ☐ Store personal items and family photos
- ☐ Replace burnt-out light bulbs
- ☐ Ensure all interior windows are clean and streak-free

REPAIRS & MAINTENANCE

- ☐ Fix leaky faucets and running toilets
- ☐ Patch holes and touch up wall paint
- ☐ Ensure all appliances are clean and functional
- ☐ Check HVAC system and replace filters
- ☐ Repair squeaky doors, loose handles, or sticking drawers

STAGING ESSENTIALS

- ☐ Use neutral colors and minimal décor to appeal to a broad audience
- ☐ Arrange furniture to highlight space, flow, and focal points
- ☐ Add fresh towels, linens, and pillows for a cozy feel
- ☐ Set the dining table with simple, clean place settings
- ☐ Place fresh flowers or greenery in key areas
- ☐ Create inviting vignettes (reading nook, coffee station, etc.)
- ☐ Ensure each room has a clear, defined purpose
- ☐ Open blinds and curtains to maximize natural light

FINAL TOUCHES BEFORE PHOTOGRAPHY & SHOWINGS

- ☐ Turn on all lights and open window treatments
- ☐ Remove pet items and secure pets during showings
- ☐ Hide trash cans, cleaning supplies, and personal toiletries
- ☐ Close toilet lids and align shower curtains/doors
- ☐ Ensure all interior doors are open for visual continuity