

Staging List | Inside

- All light fixtures work properly
 - Turn every single light ON
 - Towels on towel bars
 - Add, or remove, artwork
 - Remove toilet covers
 - Remove rugs
(unbroken floor space increases perceived square footage)
 - Clean all windows, glass, counters
 - Carpet, vacuum and remove tracks w/broom
 - Dust *everything*
 - Remove cobwebs
 - Curtains, fresh looking
 - Open all window and door coverings; let all the light in.
 - Refrigerator, free of magnets, kids drawings, fingerprints
 - Bedrooms, beds made, tidy
 - Closets, tidy with nicely hung clothing; closet floors cleared
 - Turn OFF
 - Ceiling fans
 - Computers
 - Televisions
 - Hide (out of sight):
 - Trashcans
 - Toiletries
 - Cleaning supplies
 - Magazines
 - Books
 - Coffeemakers (etc.)
 - Tissue boxes
 - Religious items
 - Political items
 - Broken decorations
 - Exposed power cords
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Staging List | General:

- Vehicles
 - Driveways clear
 - No parking in front of home
- Garage (*if it is to be shot*)
 - No vehicles
 - Clean, de-cluttered
 - As much 'off' floor as possible
- Pets
 - Fish in clean tank Ok 😊
 - All other pets out of sight

Staging List | Outside

- Prune trees, foliage
 - All light fixtures work properly
 - Grass, freshly cut and raked
 - Clean, Swept, & Dry
 - Driveways & Sidewalks
 - Patios & Decks
 - Staircases
 - Pools, clean, clear water
 - Hide (or out of sight):
 - Trash cans
 - Garden tools
 - Lawn equipment
 - Vehicles
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Key focus areas:

- Exterior Front & Front Corner, Rear
- Main living area
- Kitchen
- Master bedroom and bath
- Main bath
- Key features identified by owner/agent

Areas not commonly shot:

- Half-baths
- Unfinished spaces (garage, basement)
- Utility rooms