



## **Toscano Interiors General Staging Checklist**

Keep a consistent color scheme on the first floor. It's not color but contrast that makes a room look smaller. Having one unbroken color creates cohesion.

Create a focal point in each room.

Add neutral art to every room that is large, and not a lot either. Less is more in the art of staging. Small wall art is hard to see in photos and makes the photos look "busy"

Power wash the exterior of your home. Include the walkway leading up to your home.

Add pops of color by adding vases of flowers in each room, especially ba

throoms and the kitchen. A great place to find beautiful and CHEAP flowers- Trader

Joe's!

Declutter! Consider it pre-packing for your move. Box up clothes, and personal items and place them (neatly!) in the garage or — better yet — a rented storage unit.

Don't forget to include memorabilia in those decluttering bins. Family photos, diplomas, and the kids' artwork should all go.

Keep closets, basements, and attics as empty as possible to maximize the appearance of storage space.

Transform underused areas of the house — the alcove under the stairs or the end of a hallway — into functional spots. Add a desk to create a mini office, or a chair and small bookshelf for a reading nook.

Swap dim lights for high-wattage bulbs, make sure you have no burned out light bulbs.

Check every door, drawer, and cabinet to ensure they open and close easily. Swap out any faulty — or ding

y — hardware.

Do a deep (deep, deep) clean. Hire a professional cleaning service to clean your home from top to bottom

Not all rooms are the same or matter. Bring more focus on the rooms that have the biggest potential to influence buyers' decisions, and spend less time on the rooms that won't make much of a difference. The major rooms to stage according to 2018 NAR Statistic: Living room master bedroom, kitchen

Dark rooms are sad rooms. Brighten up by letting as much light shine in the house as possible. Open the blinds on all of the windows, which in addition to letting in more light will also make rooms seem bigger. Turn on all the lights in your house for showi

ngs, including lamps and closet lights. This will help make your home more welcoming, and also saves buyers from having to stumble around figuring out which switches turn on which lights.

Make sure no wires are visible for photos, pillows are fluffed and look nice and upright.

Make sure all beds are made for showings.

Nothing on the floors because SPACE MATTERS. Space is what sells the home. Make your home look bigger and more desirable by editing down to just the basics. You don't have to get rid of things forever, but you should certainly be packing them up and

getting them out of the house. Buyers will be opening your closets to look at their storage potential, so take your time there removing as many miscellaneous and non-crucial items as you can. The less clutter you've got in the space, the bigger it will look an

d the more appealing it will be to buyers.

Make sure the home smells good. A foul odor is the #1 reason Buyers will most often not purchase a home.

### **Helpful Staging Additions That I Recommend:**

Feel free to place a couple of books on the end table or some flowers in the bathroom. There are a few items I highly recommend; they might not sound like much upfront, but I assure you that their presence goes a long way in fostering a welcoming atmosphere:

- Place fake fruit in a decorative bowl in the kitchen.
- Hang decorative hand towels in the kitchen.
- Strategically place kitch
  
- en utensils and cutting boards.
- Use potpourri in the bathroom.
- Try placing a rubber ducky on the edge of the bathtub (a little trick I like to use so buyers can envision raising children in the home).
- Stage a bar with glasses and shakers.
- Try baking cookies before showing a home (the smell will almost certainly stimulate nostalgic feelings).

Feel free to complement your furniture with the appropriate "trinkets." However, I advise you to keep it neutral. Remember — you want to appeal to the largest audience possible. Don't risk scaring away potential buyers with an ill-placed book that has controversial implications.

***If Toscano Interiors is doing the final staging of your home, please note-***

***\*\*It is helpful if you leave any large wall art, pillows, bedding, mirrors, candles, greenery, towels, books, rugs, and lamps- to be used for your final staging appointment. Please note- for owner occupied homes we do NOT provide furniture, linens, rugs or lighting.***

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