



Home Staging Guide

Everything You Need to Get Show-Ready

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This content is for informational use only and is not meant to solicit a home that is already under contract with another broker.



Typical Items Noted in *A Home Inspection*

1. Remove personal photos, names, awards, and memorabilia
2. Deep clean the entire home, including baseboards
3. Use neutral bedding with simple textures
4. Eliminate clutter—clear at least 30% of visible items
5. Replace or remove worn or non-working window treatments
6. Add mirrors to enhance light and space
7. Keep towels crisp and white
8. Ensure all light bulbs work and match in color temperature
9. Arrange furniture to allow easy flow through each room
10. Stage with larger décor pieces instead of many small ones
11. Remove pet items, toys, and visible kid-related clutter
12. Add plants (real or artificial) to most rooms
13. Use neutral throw pillows with varied textures
14. Follow the rule of three when styling surfaces
15. Remove bathroom scales and all floor mats
16. Touch up walls with clean, light, neutral paint
17. Keep kitchen and bathroom counters mostly clear
18. Wash all windows to maximize natural light
19. Use area rugs large enough for furniture to sit on or touch
20. Eliminate strong odors; aim for a light, neutral scent
21. Assign a clear purpose to every room
22. Remove small or crowded rugs
23. Tidy landscaping; remove dead plants and refresh mulch
24. Hang artwork at eye level (centered around 60")
25. Use a balanced color ratio (60% main, 30% secondary, 10% accent)
26. When unsure, remove it
27. Add fresh, neutral accent pieces sparingly
28. Open blinds and curtains during showings
29. Keep closets partially empty to show storage space



You Don't Have to
Do This Alone



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