

# The Design Guy's Guide to Staging for Resale



# STAGING A HOME FOR RESALE.

**Staging your home in this market is not a new concept. However, there are some basic steps you can take to help make the right first impression.**

**1. CLEAN.** It may seem like a no brainer, but seriously, look around your home as if it's for the first time. Spotless... look up: Are the ceiling fan blades clean? Is there a cobweb you forgot in the corner?

**2. PAINT.** Sometimes no matter how much you clean, you cannot make it look clean. Especially window sills and bathrooms where dirt and cracked paint usually reside, a fresh coat of paint is the cheapest way to refresh a space. Not sure of a room color, going neutral is best. If you use styles or colors they would never select, you've just turned them off

**3. FIX.** Do you have a door that creaks, a cracked window, a broken spindle on the staircase or even a light that doesn't work. Fixing these items now might eliminate any questions from a potential

home buyer. Is something totally outdated? Replacing it may just be the ticket.

**4. CLUTTER-B-GONE.** We love clutter such as collections and other items do make a home. However, what is your taste may not be someone else's. Editing about 50-60% of items out of your house will make it seem open and spacious.

**5. DE-PERSONALIZE.** Although I encourage people to leave some personal photographs of their family, don't leave out a lifetime of memorabilia such as awards and certificates.

**6. SCENTS AND SMELLS.** Cleaning your house is the only smell you need in your house. No scented candles, no baked bread or cookies. Not everyone likes them.

**7. GARAGES & BASEMENTS.** People want to see what their buying so clean these areas up. They'll be looking for cracks in the foundation and if their vehicle is safe in the garage. Rent a storage area if necessary to clear items out.