



Lambert
GROUP

Home Staging CHECKLIST

1. Depersonalize your home: remove family photos and awards, remove religious and college items, take books out that might offend someone.
2. Declutter: take down 30% of your items, including on surfaces like kitchen counters and night-stands.
3. Towels should be WHITE.
4. Bed linens/duvets/coverlets should be neutral in color and texture.
5. Throw pillows - neutral with varying textures.
6. Ensure pictures and artwork are not hung too high.
7. Center of artwork should be 60 inches from ground.
8. Add plants, even if artificial. Try to have a plant in almost every room.
9. Rule of three: use only three items in a grouping.
10. 60-30-10: 60% is primary color, 30% is secondary color, and the 10% will be accent color.
11. Use LARGE items, not small items to stage your home.
12. Deep clean the property.
13. Wash windows.
14. Tidy up the yard. Take all dead plants out and replace with thriving plants. Mulch your yard.
15. Repaint or touch up paint. White paint is recommended.
16. Ensure all lightbulbs are functioning.



17. Remove family name or children's names displayed on walls. Privacy is important.
18. Remove bathroom, laundry and kitchen mats. Bathroom scales too.
19. Add mirrors.
20. Add a pleasant odor (vanilla is a neutral odor accepted by most).
21. Every room should have enough space to move easily through it.
22. When in doubt, take it out.
23. Remove signs of pets and kids.
24. Every room should have a specific function.
25. Remove all dingy window treatments or ones that are not functioning.
26. Add larger area rugs where all the furniture fits on the rug or at least each piece of furniture touches the rug. Small area rugs are not recommended.

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