

# Interior Staging

Small Improvements . . .  
that go a long way

- ✓ Wash all windows inside and out
- ✓ Curtains, blinds & drapes look much better when clean
- ✓ Open all blinds, curtains and shears, and let natural light and sunshine in
- ✓ Get insects out of all light fixtures
- ✓ Make sure all lights are working and replace burned out bulbs
- ✓ Clean toilet bowls, sinks, showers and bathtubs
- ✓ Do your best to keep pets out of the way during showings and make sure the air is fresh and odour free
- ✓ Clean stoves and wood fireplaces, and eliminate ashes
- ✓ Put a couple of coats of off-white paint over the "wild" and dark coloured walls, and if walls are dirty, a fresh coat of paint will create a vast improvement
- ✓ Clean all kitchen appliances including the cooking stove, oven and burners
- ✓ Steam clean carpets and broadloom and polish hardwood and vinyl floors
- ✓ Fix dripping faucets and running toilets
- ✓ Replace torn shower curtain with a bright new one
- ✓ Eliminate all "old stuff" from attic, basement, garage and tool shed ... either have a yard sale or take it to the "Blue Box"
- ✓ Classical or soft music is very desirable when the house is being shown and so are fresh cut flowers and healthy plants
- ✓ Tidy up closets and cabinets
- ✓ Make certain that all doors and windows can be opened and closed easily and effortlessly
- ✓ It is vital that the whole house is clean and tidy
- ✓ Replace broken shower/bath tiles and floor tiles and replace damaged wallpaper
- ✓ Beds must be made and clothes out of the way
- ✓ All dirty dishes must be removed from kitchen sink and counter top. A messy and dirty kitchen creates a negative and lasting impression
- ✓ It's a must that all stairs, banisters and handrails are secure and safe
- ✓ Your teenager won't like it but removing all posters, banners and flags from walls improves the look of a room (It's only for a short time)
- ✓ The look of an old basement can easily be improved with a coat of concrete paint. However, if the basement shows signs of water or structural problems have a professional look at it and correct the problem
- ✓ Remove worn out and frayed broadloom, providing it is over hardwood or plank flooring which is in good condition, otherwise replace carpeting
- ✓ Eliminate all excess extension cords and wires to lamps, stereos and speakers

# Exterior Staging

Small Improvements . . .  
that go a long way

- ✓ First impressions are all important so, make sure door bells and front entry system are all in excellent shape
- ✓ Rake leaves, mow lawn, trim edges and shrubs. Keep lawn and flower beds weed free
- ✓ Old lawn mowers, rototillers, auto parts, broken lawn furniture are a real turn-off and must be removed
- ✓ Store all garden tools and coil water hoses
- ✓ Your front and back yard look best when free of clutter and if you have a dog or a cat make sure their litter is removed daily
- ✓ Make sure the garage door opens and closes easily and effortlessly
- ✓ Remove stains from all doors. Wood surfaces look best when kept painted or stained
- ✓ Exterior steps, porches, verandahs and patios should be uncluttered and in a state of good repair
- ✓ Awnings, if in good repair, will enhance the appearance of the home, otherwise remove them
- ✓ Garbage containers must be lidded and kept out of sight
- ✓ Walkways and entrances create a better impression if uncluttered and free of ice, snow or pot holes
- ✓ Gates, fences, garden walks and tool sheds must be kept in a state of good repair
- ✓ Garden furniture if clean and in good shape create a positive impression
- ✓ Clean and polish all hardware
- ✓ Repair roof shingles and place all downspouts to troughs
- ✓ Paint all exterior doors. A peeling and faded front door creates a negative impression

- ✓ If sagging or falling down, the garden fence must be either repaired or removed
- ✓ If the mailbox is rusty and lidless buy a new one
- ✓ Broken patio stones and bricks must be replaced
- ✓ It goes without saying, that if the roof leaks, fix it and remove all evidence of the leak

These are just a few suggestions to help you create a "good first impression". By spending a bit of time and a few dollars tidying up your property, you will greatly enhance the saleability of your home. If you choose not to "Stage" your house be ready to adjust your asking price. Trivial as they may seem, these small improvements will go a long way in turning a "looker" into a potential buyer.

We are here to provide the finest real estate service available. Please don't hesitate to ask any questions you may have about the "Staging" of your house. My assistants and I are here to help you.

Thank you and have a great day!

*Tony Pulla*

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