# Home Staging Checklist: List and Show Ready

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## Property and listing

WALK DATE

PROPERTY ADDRESS

SELLER OR OCCUPANT

STAGED BY

LISTING AGENT

OCCUPANCY

STAGING METHOD

WALK PURPOSE

PETS

☐ Seller or agent present on this walk

LISTING NOTES

## Curb and approach

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| First-impression walk from the street, not only from the porch | ☐ | ☐ | ☐ | |
| Lawn, beds, and bushes look trimmed and cared for | ☐ | ☐ | ☐ | |
| House numbers readable from the street or the assigned parking approach | ☐ | ☐ | ☐ | |
| Walk, steps, and path clear of debris, snow, ice, and stored bins | ☐ | ☐ | ☐ | |
| Front door, hardware, and door mat look clean and ready | ☐ | ☐ | ☐ | |
| Entrance framed with simple plants or a tidy porch, not storage | ☐ | ☐ | ☐ | |
| Porch and path lights work for an evening showing | ☐ | ☐ | ☐ | |
| Drive or assigned parking not blocked by extra cars, trash, or overflow storage | ☐ | ☐ | ☐ | |

## Entry

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Entry surfaces and floor clear of shoes, bags, mail, and drop-zone clutter | ☐ | ☐ | ☐ | |
| Keys, chargers, calendars, and personal papers put away | ☐ | ☐ | ☐ | |
| Coat closet edited so it looks about half full | ☐ | ☐ | ☐ | |
| Entry floor and mat clean | ☐ | ☐ | ☐ | |
| Fingerprints wiped from the door, switch, and nearest railing or glass | ☐ | ☐ | ☐ | |
| Sight line from the door into the main living space is open | ☐ | ☐ | ☐ | |

| | | | | |
|---|---|---|---|---|
| Political, religious, or highly personal decor removed from the first view | ☐ | ☐ | ☐ | |

## Living and dining

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Living surfaces decluttered: tables, hearth, media stand, and floors | ☐ | ☐ | ☐ | |
| Family photos, collections, and trophy walls packed or reduced to a few neutral pieces | ☐ | ☐ | ☐ | |
| Extra bulky furniture removed so walk paths are open | ☐ | ☐ | ☐ | |
| Seating arranged to show how the room is used, without blocking doors or windows | ☐ | ☐ | ☐ | |
| Neutral backdrop with only small color pops (pillows, a throw, or a centerpiece) | ☐ | ☐ | ☐ | |
| Dining table cleared of mail and projects, then set simply or left clean | ☐ | ☐ | ☐ | |
| Tables, shelves, and visible ledges dusted | ☐ | ☐ | ☐ | |
| Pet beds, crates, gates, and bowls moved out of the main living rooms | ☐ | ☐ | ☐ | |

## Kitchen

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Least-used tools and extra small appliances packed | ☐ | ☐ | ☐ | |
| Counters cleared; only one or two large daily items left out | ☐ | ☐ | ☐ | |
| Handles, knobs, and appliance doors wiped of fingerprints | ☐ | ☐ | ☐ | |
| Refrigerator interior organized and wiped; no overdue leftovers on display | ☐ | ☐ | ☐ | |
| Sink empty, faucet wiped, and no drying rack full of dishes | ☐ | ☐ | ☐ | |
| Cabinet and pantry shelves look edited, not stuffed | ☐ | ☐ | ☐ | |
| No strong-odor cooking planned in the hours before a showing or photo shoot | ☐ | ☐ | ☐ | |
| Kitchen glass, backsplash, and nearby fixtures free of obvious spots | ☐ | ☐ | ☐ | |

## Baths

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Bath counters cleared; daily toiletries packed in a drawer or bag | ☐ | ☐ | ☐ | |
| Prescription and over-the-counter medicines hidden or locked | ☐ | ☐ | ☐ | |
| Used towels swapped for clean staging towels | ☐ | ☐ | ☐ | |
| Mirrors wiped of spots and toothpaste film | ☐ | ☐ | ☐ | |
| Sink, tub or shower, and toilet clean and dry enough for photos | ☐ | ☐ | ☐ | |
| Razors, prescriptions, and personal care bottles off the open deck | ☐ | ☐ | ☐ | |
| Bath fan runs and the room does not hold a stale or damp smell | ☐ | ☐ | ☐ | |

## Bedrooms

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Fresh, simple bedding on every bed buyers will see | ☐ | ☐ | ☐ | |
| Beds made, including guest and children's rooms | ☐ | ☐ | ☐ | |
| Bedroom closets edited so they look about half full | ☐ | ☐ | ☐ | |
| Nightstands and dressers cleared of personal piles | ☐ | ☐ | ☐ | |
| Kids' and guest rooms picked up so the floor and bed are visible | ☐ | ☐ | ☐ | |
| Extra bulky pieces removed so the bedroom feels larger | ☐ | ☐ | ☐ | |
| Dresser and TV tops cleared of climb bait; anti-tip hardware on if kids may tour | ☐ | ☐ | ☐ | |

## Lighting

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Burned-out bulbs replaced in rooms buyers will enter | ☐ | ☐ | ☐ | |
| Living, dining, bedroom, and hall bulbs in a similar warm-white range | ☐ | ☐ | ☐ | |
| Kitchen and bath light looks consistent, not a mix of blue and yellow bulbs | ☐ | ☐ | ☐ | |
| Globes, shades, and visible fixtures dusted or wiped | ☐ | ☐ | ☐ | |
| Window treatments opened so daylight reaches the room | ☐ | ☐ | ☐ | |
| All interior lights on for photos and for the showing walk | ☐ | ☐ | ☐ | |
| Dimmer and LED pairs do not flicker or pop on late | ☐ | ☐ | ☐ | |
| Slow-warm lamps swapped for instant-on LEDs where showings need full light now | ☐ | ☐ | ☐ | |
| Entry and porch lights confirmed on for any evening tour | ☐ | ☐ | ☐ | |

## Odor

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| No strong-odor cooking in the hours before photos or a showing | ☐ | ☐ | ☐ | |
| Indoor trash and recycling emptied, and the bin wiped if it smells | ☐ | ☐ | ☐ | |
| Pet odor, litter boxes, and accident spots addressed | ☐ | ☐ | ☐ | |
| Only a light, optional scent if you use one; no heavy spray | ☐ | ☐ | ☐ | |
| Laundry hampers emptied or closed behind a door | ☐ | ☐ | ☐ | |
| Musty, smoke, or chemical smell written in Notes, not covered up | ☐ | ☐ | ☐ | |
| Rooms aired briefly before photos if outdoor air is decent | ☐ | ☐ | ☐ | |

## Storage and safety pack-up

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Hall, linen, and reach-in closets look about half full | ☐ | ☐ | ☐ | |
| Off-season clothes, toys, and least-used goods stored off-site or neatly in garage or basement | ☐ | ☐ | ☐ | |
| Main rooms not used as open box storage | ☐ | ☐ | ☐ | |
| Medicines locked or fully out of sight, including extras from the kitchen | ☐ | ☐ | ☐ | |
| Firearms and ammunition secured off the open tour path | ☐ | ☐ | ☐ | |
| Jewelry, cash, spare keys, and small valuables hidden | ☐ | ☐ | ☐ | |
| Cleaners and laundry products in original labeled containers, off open counters | ☐ | ☐ | ☐ | |
| TVs and top-heavy furniture secured, or climb bait removed after you rearranged | ☐ | ☐ | ☐ | |
| Garage, basement, or storage room has a walk path so buyers can see the space | ☐ | ☐ | ☐ | |

## Show-day reset

| Item | Done | Skip | N/A | Notes |
|---|---|---|---|---|
| Toys, clothes, dishes, and papers picked up and put away | ☐ | ☐ | ☐ | |
| Beds confirmed made before the appointment | ☐ | ☐ | ☐ | |
| Kitchen and bath counters, plus high-traffic handles, given a last wipe | ☐ | ☐ | ☐ | |
| All lights on and all window treatments open | ☐ | ☐ | ☐ | |
| Pets removed from the property for the showing | ☐ | ☐ | ☐ | |
| Alarm disabled or showing code given to the agent | ☐ | ☐ | ☐ | |
| Phones, tablets, and open laptops put away | ☐ | ☐ | ☐ | |
| Seller and household leave during the showing or open house | ☐ | ☐ | ☐ | |
| Optional water or a simple tray left only if the agent asked for it | ☐ | ☐ | ☐ | |

## Open items and sign-off

**OPEN STAGING TASKS**

**SKIPPED OR N/A LINES TO REVISIT**

**NEXT PHOTO SHOOT OR SHOWING**

**WALK RESULT**

**SELLER SIGNATURE**

**AGENT OR STAGER SIGNATURE**

**TIME SIGNED**

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.