

Before-You-List Home Staging Checklist (2025)

Last updated: September 23, 2025
DreamlandsDesign — Practical steps that photograph well and impress buyers

Sequence

- Declutter → Repairs → Paint neutrals → Lighting audit → Staging set → Photos → Listing copy

10 Essential Tasks (Weekend-Ready)

- Box up 50% of visible items in living areas; leave open shelf space.
- Remove family photos and highly specific decor; keep surfaces quiet.
- Spot-paint nicks/smudges in high-traffic zones; touch up baseboards and doors.
- Silence squeaks; tighten loose hinges/handles; replace missing doorstops.
- Bulb audit: match color temperature 2700–3000K; replace flicker/blue-cast bulbs.
- Wash windows inside/out; quick steam on curtains and bed linens.
- Greenery: one convincing plant per room (real or realistic faux).
- Entry: fresh doormat, tidy shoe corral, slim console or hook rail.
- Curb appeal: mow/edge, refresh mulch, clean exterior glass/mailbox.
- Photo-prep: blinds ■ open; shoot at the same time of day in each room.

Kitchen & Bath Quick Wins

- Hardware refresh (one finish throughout); align pulls and knobs.
- Simple backsplash or slab splash; re-caulk and re-grout where needed.
- Swap dated ‘boob light’ fixtures for dimmable, warm LED pendants or sconces.
- Clear counters; leave a single styled tray in baths; keep toilet lids closed for photos.

Sightline & Layout Checks

- Lower overly tall shelves ~6”; hide cord clutter with raceways.
- Float sofas 2–6” off the wall to create a crisp shadow line.
- Use one intentional focal point per room; avoid competing ‘moments’.

Energy-Smart Signals (mention in listing)

- Warm LED lighting throughout; low/zero-VOC paints used in recent refresh.
- Low-flow fixtures and a smart thermostat installed.
- Recent air-sealing or insulation touch-ups for comfort/quiet/efficiency.