



*EvelynK Design*  
Interiors and Nature Coming Together

Home Staging

# Open House Checklist & Showing Instructions

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## Open House Check List

Having this short checklist will help you quickly prepare your property for showings and not forget the small design details that really impress buyers.

## Curb Appeal Checklist

- Park cars down the street and away from the driveway and front of the house to give buyers a clear picture of the home
- Remove any front lawn debris, toys, trashcans, pet debris, etc.
- The garage doors are down, and the front door is wide open. Take the weather into account.
- Lay out “Emotional Connection Points” we have listed.





## Open House Check List - Interiors

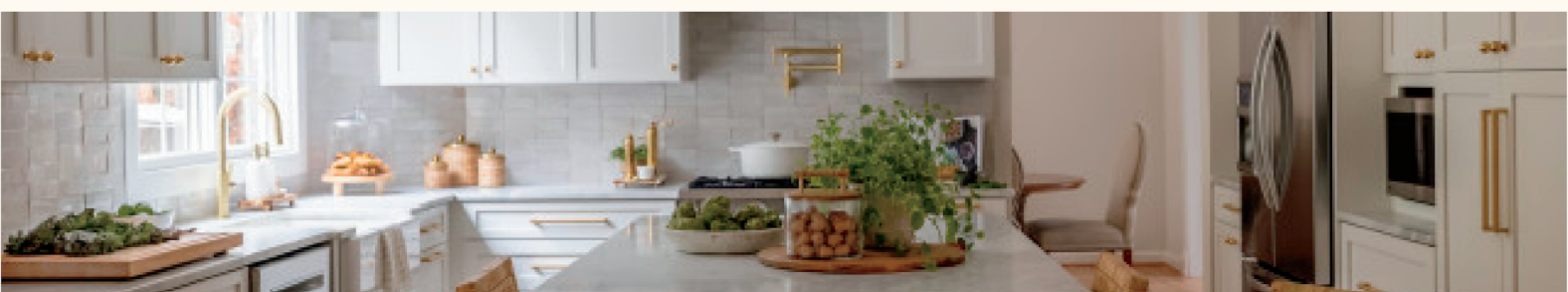
- Quickly go through the home and pick up any extraneous items, i.e., toys and clothes.
- Turn ON every light in the home, and turn on lamps and heat at a comfortable temperature.
- Open all blinds and window coverings for maximum light (unless there are privacy or view issues)
- Spray and wipe bathroom and kitchen counters.
- Quick vacuum high-traffic areas.
- Fluff couch pillows, place throws strategically, and organize the coffee table.
- Close TV cabinet doors, or turn the TV's on an ambient video.
- Turn on interior lights in the china cabinet or shelves.
- Set out fluffy towels in the bathroom.





# Open House Check List - Interiors

- Toilet seats down
- Fluff beds and pillows in all bedrooms
- Keep music on low (use TV or YouTube) to keep uniform in every room)
- Always have fresh flowers on hand during home selling months and place them throughout home (particularly in bathrooms and bedrooms)
- Bake chocolate chip cookies in the oven and give them to guests along with a pitcher of lemonade or coffee brewing on a tray
- Ideally, have windows open, but make sure the home is comfortable temperature
- All ceiling fans should be on low
- All doors in the house should be open as far as they can go EXCEPT closet doors (unless walk-in)
- Set out “Emotional Connection Points” in each room from our prepared list
- Remove any pet dishes, litter boxes completely
- Empty all garbage cans (especially in kitchen)





## Open House Check List - Emotional Points

- Entryway - Fresh Flowers and a bowl of handmade thank-you gifts. These can be very inexpensive.
- Living Room - Tray with plants or flowers, stacked books, and a tea/saucer set
- Dining Room - Set place settings at each seat or at least the two ends and have a centerpiece.
- Bathrooms - fresh fluffy towels and fresh flower bud vases short, clear, and unassuming are best.
- Master Bathroom - Tray with plants or flowers, nice bath products, and some luffa or sea sponges.
- Kitchen - Cookbook, tea towel, and salt and pepper mills. Fruit and flowers on an island
- Guest Room - Basket filled with Towels, magazines, and snacks.
- For kids' rooms, clean and tidy is best.
- Laundry Room - Canisters for laundry products

It is best that if these emotional points are set in trays, the homeowner or you can move out of the way quickly. Then, if need be, the homeowner can reset them for private showings.



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