



CREATIVE CATALYST

Feng Shui Checklist for Staging a Home

In staging a home, it is important to clear away what is not appealing to a potential buyer, and open up the possibilities so that the buyer can visualize themselves in that home. Following is a checklist to help effectively stage a home.

From the street, the house is attractive, the house number is clearly visible, the trash bins are not visible, the flower beds are cared for, and overall the house appears clean and well-maintained.

The front door is inviting, unobstructed by clutter, has color near it (flowers, welcome mat, etc.) and opens easily (and quietly). If there are steps, they are in good working order and attractive.

The first view of the interior of the house is welcoming, open and light. There should be a transition space from the external world into the house with a table / shelf for keys and purses.

The floor is clear, with no clutter, boxes or other obstructions throughout the house.

All light fixtures and equipment are in good working order.

Windows and mirrors are clean, clear and solid (not cracked). Window treatments are open during the day and closed at night.

Doors open easily and all the way throughout the house.

Pictures are hung at eye level or slightly above. "Negative" space is available (that is, wall space that is not overly dominated by too much "eye clutter".)

Furniture occupies 50% or less of the room to avoid feeling overwhelming.

Fresh flowers are present where appropriate to incorporate nature into the house.

The kitchen has a bowl with fresh fruit in it to encourage abundance.



Everything is clean, cleaner, cleanest! Surfaces are wiped down, everything is in its' place, papers are filed, closets are orderly, beds are made, storage is marked and boxed.

Anything that is overly personal (pictures, mementos, souvenirs) are placed with honor in a box in preparation for the move. This allows people to project their own personalities into the space.

In bathrooms, toilets are closed, towels are fresh, and personal toiletry items are out of sight.

If appropriate, use a light air freshener scent to lift the aroma of the space. (If there are pets or smokers involved, this is a must!)

The attached garage is part of the home; prepare it for showing and transition as such (cleaning, straightening, etc.).

Old magazines, books, and periodicals should be discarded or stored. Personal papers should be filed, shredded or discarded.

While it is important to allow the space to be open for the potential buyer to visualize it as their new house, it is also important that the house not feel sterile. If there are light touches that help the house to feel lived in without being too personal, such as flowers, cards, a treasured book, perfume bottles, etc., that is encouraged.

Lastly, the overall feeling should be that this house is special, that it is seeking its' new owner as the new owner is seeking it. The current owner should hold that intention, and let the house know that it is time for the current partnership (of the home / owner) to be over, that it is released in gratitude for what has been, and know that the "right" new owner is coming to buy the house. A positive intention increases the attraction factor exponentially.

Best wishes in preparing your home – and your life – for this transition.