

Living/Family Room

Preliminary Work

To Do Do

- 167. Refinish or polish hardwood floors
- 168. Professionally clean the carpeting or area rugs
- 169. Repair any worn spots on carpeting, or replace with area rugs
- 170. Professionally clean window treatments
- 171. Clean any window blinds
- 172. Be consistent with window treatments on all the windows in the room
- 173. Clean ceiling fans and make sure they are operational
- 174. Remove any "extra" furniture that crowds the room
- 175. Pull furniture away from the walls and group pieces together in a more intimate settings (i.e.: around a coffee table, an area rug, or in front of a fireplace)
- 176. Recover throw pillows to compliment material in curtains or colors in the window shades & blinds
- 177. Keep the television hidden behind closed doors of TV unit
- 178. If television is open in the room, keep it dusted and secure any loose wires with Velcro strips
- 179. Clear away into boxes any DVD's or CD's that cannot be stored out of sight
- 180. Remove newspapers at the end of the day and only keep the most current magazines (in a rack)
- 181. Immediately clear away any food or beverages as soon as they have been consumed
- 182. Remove any and all plants that are not in the optimum of good health
- 183. Lower hanging planters so that buyers are looking into them & not up at the bottom of dirty pots
- 184. Clean all the light fixtures
- 185. Clean all the light bulbs
- 186. Use tri-light bulbs in table lamps to control the lighting to display at different times of day
- 187. Clean the fireplace. Remove any build-up of ashes or charred bits of wood from the grate (base)
- 188. Polish fireplace implements
- 189. Dust the furniture & lamps (including light bulbs)
- 190. Clean the windows (dust window ledges)
- 191. Vacuum the carpet & rugs
- 192. Sweep the floor
- 193. Dust mop or mop the floor (whatever you feel is necessary to make it look its best)

Finishing Touches – Staging – Icing on the cake!

- 194. In a sparse room, furniture that is all covered with one fabric for a really dynamic look
- 195. Patterned curtains and clusters of pillows around the room in complementary and contrasting colors
- 196. (Winter) A fire crackling in the fireplace- only if someone will be in the house! (i.e open house)
- 197. (Summer) A fire laid with pretty logs, or a basket of dried flowers, or ferns, in front of the fire screen
- 198. A grouping of small ornaments, or a large painting (with a picture spotlight) over the mantle
- 199. A comfy chair by the window, with soft pillows
- 200. Next to it a little table with a bright reading lamp, a dish of mints, a mystery novel... and a footstool
- 201. Two chairs grouped around a small table, a jigsaw puzzle underway – and a colorful dish of pretzels
- 202. A coffee table with a bouquet of flowers and a sumptuous “coffee-table book”
- 203. Music sheets on a piano
- 204. Potted trees and hanging ferns drawing your eye away from bare corners
- 205. A sofa table behind the sofa, perhaps displaying a runner, a lamp, a cherished photograph in a lovely frame and/or a little indoor shutters on windows that overlook a garden

Personal List of Additional Items Not Mentioned Above

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