

**Ruthie Grainger-Starr**  
**Broker/Owner**

**Certified Luxury Broker | Certified Residential Specialist**

## Preparation Vs. Staging

### Presence

#### The Approach View

- Property appears to be an ideal Colorado home
- No needing to figure out where the front door is
- Easy to access the front door without obstacles
- Decking in good repair
- Doorbell in working order
- Front door does not have chipping paint or varnish
- Clean windows

#### Front Yard

- No clutter or debris laying around
- Flowers or shrubs are trimmed and orderly
- Steps or walkway is cleared of mud, dust, rocks and other debris

### Inside

#### Kitchen

- Light and Bright
- Remove Clutter
- Sparkling Floors
- Clean and organized Refrigerator
- Polished sink
- Empty Trash receptacle
- Dust

#### Closets

- Lights working
- Clothes hung neatly
- Arrange shoes
- Shelves orderly
- Remove unnecessary items to make look bigger

#### Bedrooms

- Beds made
- Clothes put away
- Windows clean and coverings open
- Max wattage bulbs in light fixtures
- Remove unnecessary furniture

#### Bathrooms

- Fresh and spotless
- Countertops clutter free
- Toilet lid down
- Shower curtain clean
- Fresh caulking or grout
- No leaking faucets
- Max watt light bulbs

#### Living Room

- Carpets Clean
- Windows Clean and coverings open
- Paint if necessary
- Max wattage bulbs in light fixtures

#### Garage

- Store unnecessary items off site
- Remove grease from the floor
- Clean and dust the cobwebs
- Organize shelves and tools
- Insure garage door works smoothly





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### Basement

#### Mechanical

- Heating system serviced
- All appliances in working order
- Locks and latches in working order
- Well in working order
- Septic system pumped and in good working order

### grounds

#### Outdoors

- Mow lawn area or gathering spot
- Trim Trees and shrubs
- Replace or remove dead plants
- Have native plants to the area
- Keep the driveway, walkways and steps clear of debris and clutter.
- Fences in good repair

#### Animals

- Are safely secure in their proper enclosures
- Unless due to a medical reason in good condition
- Have been taken care of before the showing

### exterior

#### Outbuildings

- Are in good repair
- Easy to access
- Organized and tidy inside

#### Pens or Corrals

- Are in good repair
- Gates and latches work well
- No debris inside



**Have questions? Schedule a call with Ruthie today!**

schedule a call!



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