

# STAGING

# TIMELINE



3 Weeks to a Staged Home

## Staging timeline

When it comes to home staging, I like to start with bedrooms because those seem to gather the most stuff with items that don't belong in there like toys, clutter, dirty clothes and other miscellaneous items. I also like to start on the top floor (or if you have 1 level start on the room farthest away from the main living space. Whatever room or level you wish to start with is up to you.

Before you go into the rooms, **do this one thing first:**

**Start 5 piles:** donate, pack away, goes in another room, throw out, sell. Use boxes, baskets, bags or something to gather all these items.

## Storage

Have a place where you can store things you want to keep but are not necessary at this time. I reserve a storage unit that I haul all the excess items I want to keep but should not be left in the house. Then I have the movers come by and empty the storage locker to add to the final move items (or bring it back myself). It's a refreshing feeling to be able to move things out of the house and see how the house looks better without everything in it. You don't realize how much excess you have until it has to leave.

## Timeline table

Use this table to help you plan each week. I've divided each week into different phases of work: decluttering, cleaning and rearranging. You can also do it by room if that works best for you. However, I find it better to declutter things first, pack things away and remove them before you start cleaning and rearranging things in your home.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Week 1 Decluttering	Kids room	Master bedroom	Living Room	Dining room/eat-in room	Bonus room	Kitchen	Foyer
Week 2 Cleaning	Outside front/back yard	Bathrooms	Kitchen Appliances	Garage	Paint walls	Fix broken items	Foyer
Week 3 Rearranging	Living Room	Master bedroom	Dining area	Kids Room	Bonus Room	Office	

## Declutter - week 1

If you have things that need to be fixed around the house like painting, fixing steps, electrical, etc, now is a good time to get estimates while you work to declutter. This will also help you get on their calendar because work can take a few weeks to schedule.

Get your boxes ready, because here we go!

**Day 1** - Declutter kids' bedrooms and remove excess items such as toys, desks, computers, workout gear, bookcases. Add to piles as listed above

**Day 2** - Declutter master bedroom; put away laundry, add to same 5 piles

**Day 3** - Declutter living room

Remove ALL family photos, taxidermy, sports paraphernalia, and religious artifacts; add to same 5 piles

**Day 4** - Declutter dining room/eat-in kitchen

Remove 50% of items in a credenza/hutch to reduce clutter; add to same 5 piles

Anything that needs to be packed away should go straight to a staging area where you can box them up or put them in a storage unit.

**Day 5** - Declutter or pair down bonus room /playroom items.

Limit toys to ones that can be easily stored in a closed container and neatly put away.

Pack up small toys such as Legos, building blocks, or anything with small pieces.

Pack up 80% of stuffed animals

Pack/donate/sell large toys such as doll houses, basketball hoops, tents etc

Pack up 80% of books/board games (if any)

Sports paraphernalia/banners should be removed

**Day 6** - Declutter kitchen

Remove all items from countertops and above cabinets

Pack away serving platters, party items, summer items, extra dishes

Start going through cabinets/pantry and throw out items you don't want to take along

**Day 7** – Declutter Foyer/Entryway

Remove excess items such as umbrellas, hats, backpacks, etc

Pack away shoes and coats - Leave 1 coat per person and 1-2 pairs of shoes in closet

**At the end of this week** - Remove all the piles you made and make separate trips to donate them, throw them out, put in a storage unit or sell them.

## Clean - week 2

This week will start the cleaning phase.

The cleaning portion can be done by you or hire professionals to help you.

**Day 7** - Clean outside siding, sidewalks, porch, mulch beds, add/remove plants

**Day 8** - Deep clean bathrooms

**Day 9** - Clean kitchen stove, oven, fridge, cabinets, deep clean footboards, dust

**Day 10** - Tidy and clean garage

**Day 11** - Paint any walls that need touch up or new wall paint

**Day 12** - Fix any broken items around the house (or hire to get it fixed)

**Day 13** - Clean up laundry room and foyer/entryway

## Arrange/Stage - week 3

After all the cleaning and items are packed up, go through each room and determine if furniture needs to be arranged differently.

**Day 14** - Living room arrange furniture for optimal layout, hang artwork if needed, add throw pillows, hide cords, stage coffee table and mantle.

**Day 15** – Master bedroom – determine if different bedding, curtains, rug is needed in the room.

**Day 16** – Dining Area – DON'T set the table but instead have a simple runner and either a small centerpiece, flowers or candles.

**Day 17** – Kids bedroom – Determine if new bedding or curtains are needed. Rearrange bed and nightstand if needed.

**Day 18** – Bonus Room – Now that most of the toys are removed, you can give the room more function by creating zones. Create an art zone, reading zone, TV watching etc and keep like activities together.

**Day 19** – Office – If you have a home office, determine what you really need to keep before moving out. Reduce furniture to hold 1 computer set up and pack the rest away. Checkbooks, personal diplomas, trophies etc should be removed and/or packed away.