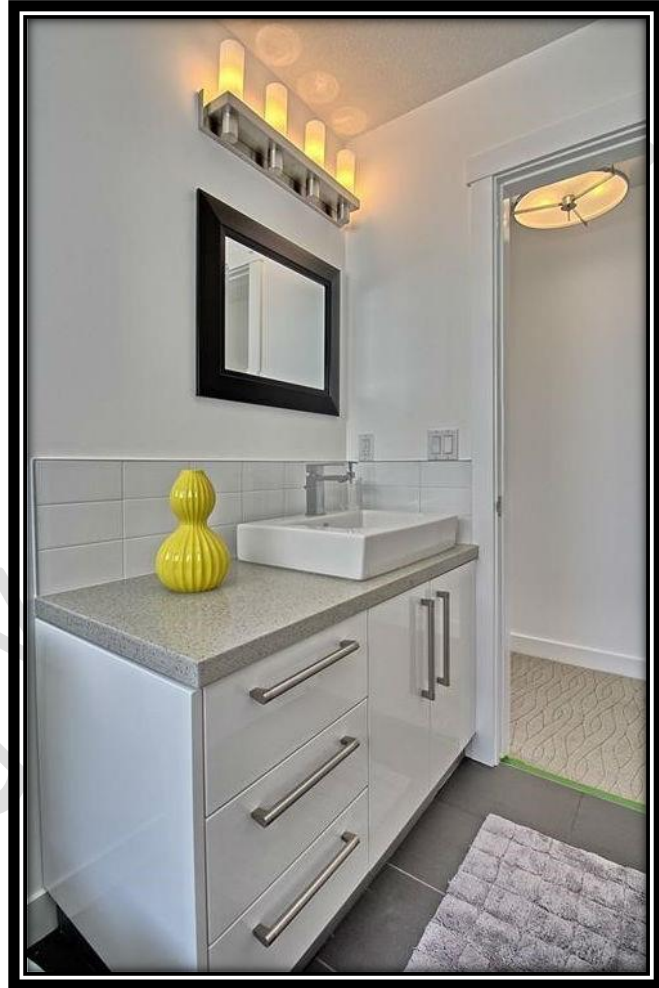


THE ULTIMATE DIY HOME STAGING BATHROOM CHECKLIST

Desired Look.

Your goal is to create a spa-like feeling. The speculative buyer will pay close attention to what your bathrooms have to offer.

Bathrooms must be meticulously clean and organized.



Staging Pattern.

- Accessories accent the tub ledge and shelves.
- A colourful accessory or group of accessories are placed on the vanity counter.
- Towels and face cloths are folded or rolled neatly on the towel rack and shelves.
- Shower curtain is pulled to one side.

HOME ANALYZER WORKSHEET

Bathrooms

Review the common mistakes, upgrade solutions, edit and staging hacks. **ALWAYS DISPLAY THE BEST ITEMS THAT YOU OWN.** Remember to do only the improvements you have to.

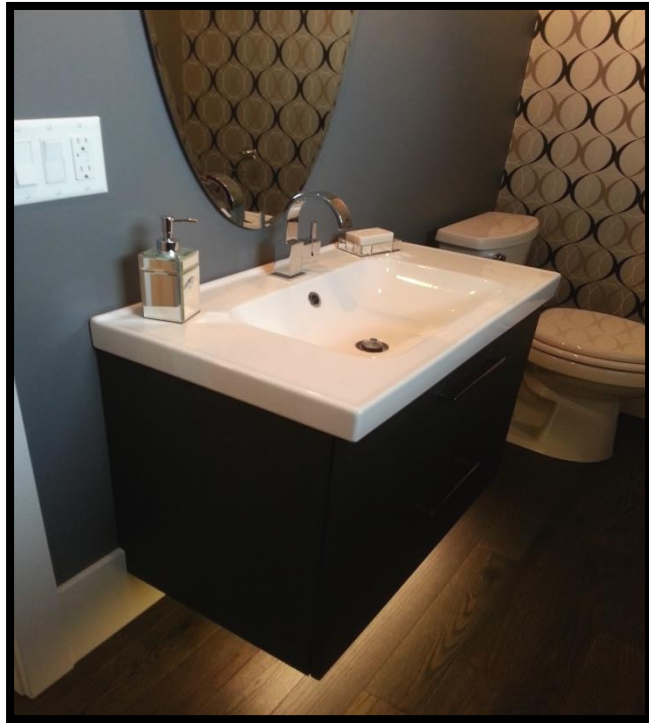
List all items you are going to repair or replace.

List of items you are going to use to stage the room. Do not forget about other items in your home that could enhance your staging arrangement. What items would you find in a show home?

******* IF YOU RELOCATE ALL ITEMS NEEDED FOR STAGING TO THE DESIGNATED ROOMS, YOU WILL NOT PACK, MISPLACE OR BUY SOMETHING YOU DO NOT HAVE TO. *******

What challenges or budgetary information may influence your plan?

Examples of accessories are:
vases, statues, baskets, books,
bowls, plants, figurines,
lanterns, clocks, decorative
boxes, trays, floral
arrangements, colourful jars,
and pitchers.



Upgrade Solutions.

- Paint the vanity and install new hardware.
- Install a new towel rack or floating shelves.
- Upgrade taps (sink and tub) and change the shower head.
- Change the light fixture above the mirror.**
- Add crown moulding around the mirror's edge.
- Replace flooring with new tile or linolium.
- Paint the walls, baseboards and/or casings.
- Replace the counter top. Ideally it should match the kitchen and other bathrooms.
- Change out GFCI switch if it is yellow with age or broken. Hire an electrician for this job.**

Common Mistakes That Turn Buyers Off.

- The toilet has a leak and a running water noise.
- **The counter has piles of personal hygiene products.**
- The garbage can and toilet plunger are highlighted as accessories.
- The drain is restricted with a collection of hair and the water flow is slow.
- You are the proud owner of a shower curtain that has a lovely patch of duct tape on the corner.
- The caulking around the toilet, shower and sink is yellow, cracked or missing. Caulking is a sealant that is usually white or clear and feels rubbery. The purpose of the product is to prevent the water from flowing under the fixture and causing water damage.
- **Wet face cloths, towels and bath mat are lying on the floor in a heap.**
- The tile on the floor is broken or the carpet is soiled and smells like mold.
- Tub area is filled with toys and personal hygiene products.
- The ceiling has yellowish brown rings commonly known as water damage.
- Pictures on the walls are too small and lack colour.
- **Towel and face cloths on the towel rack are not hung neatly.**
- The faucets are dripping water.
- There are water marks and soap scum on the glass shower and tub.
- Themed bathrooms like Sponge Bob.



Cleaning Hacks.

You can speak volumes with a good cleaning. Your home will look brighter and smell fresh.

- Wash all light fixtures and fans; careful if the light is on, it will be hot (turn it off and wait until cool to ensure your safety). Ensure lights have the **highest watt bulbs recommended** for the ceiling fixture or lamp, the brighter the better (there will be a sticker on the base of the light with the suggested wattage).
- All of the walls that have not been recently painted need to be washed including the baseboards.
- Don't forget the cobwebs on the ceiling and in the corners of the room.**
- If the blinds or curtains are soiled and you are unable to clean them, replace them.
- Clean all flooring.
- Wash all cabinets, drawers and open shelving.**
- Clean all windows and window sills.

Areas often over looked when cleaning are:

- Floors in the closet.**
- Tops of mirrors.
- Tops and edging of door moldings and crown moldings.
- Behind the toilet on the floor and wall.
- Exhaust fan, ceiling fan and floor vents.
- Wipe down the glass shower doors and shower curtain and liner.



Editing Hacks.

- Remove all jewelry and place it in a safe or put in hidden storage.**
- Remove items placed on the top of the toilet tank.**
- Remove fabric, squishy, or novelty toilet seats and replace with a new simple seat.
- Remove medication from the medicine cabinet because of safety concerns, place them in closed storage out of sight.
- Remove all personal hygiene products; put them in portable closed bins or baskets. Keep only the items you would take when you are travelling.
- Remove the toys from the tub, place some in closed storage containers, and pack the rest.**



- Store the plunger, toilet brush, garbage can, cleaning supplies, magazines and extra toilet paper out of site.
- Tidy and organize all drawers, built-ins, linen closets, under the sink storage areas, fill half to two thirds full.**
- Pack up the bath mats, toilet tank and seat covers. Leave one mat out for safety when exiting shower or tub.**

Staging Hacks.

- Put a figurine, vase, or plants on the built-in shelves, vanity, shower shelf, and tub surround.
- Draw the shower curtain to one side. Your potential buyer will notice the features of the built-in shelves on the tub surround. It makes the room look bigger, about 30 inches, depending on the tub size.
- Always keep the toilet seat and lid down.**
- On the towel rack, layer the towels and facecloths in contrasting colours. For your shelves or built-ins, stack or roll towels and add in an accessory or three.
- Place a plant in the corner of the tub if you have a large ledge. If you have lots of floor space, add large free-standing plants by the tub, vanity, or shower. Plants must be healthy and clean. Good quality artificial plants are ok to use.
- Hang pictures between the double mirror; if the space is narrow, use a long vertical picture or several small ones grouped together.
- Hang art/picture above the towel rack.
- Vanity light should be very bright and centered above the mirror.**
- The picture hanging above the toilet should be 2/3 the width.
- Colour for the picture choice will be influenced by colours in your home and what you have for towels and facecloths. Keep in mind the colour of the shower curtain.
- In general, art size is 2/3 the width of the towel rack.** Hang a picture(s) 6-8 inches above the towel rack.
- You need only **one picture** or a group of pictures (with the same colour frames) on the **focal wall in the bathroom; usually the wall furthest from the door or the one where the towel rack is located.**
- You never want the mirror to reflect an undesirable object like a toilet or a doorway.
- Placing the art work or picture vertically, visually raises the height of the room. If you have a double mirror you can use a vertical picture or stack a few.

Bathroom Open House Checklist

- Vacuum and dust.
- Open all drapes or blinds, let the sunshine in.
- Clean all tubs, showers and sinks.
- Put down all toilet seats and lid.
- Turn on all lights. It makes the space look bright and creates an inviting atmosphere.
- Layer fresh towels and face cloths on towel racks in all bathrooms.
- Tuck away the floor mat in front of the tub or shower.
- Hide all valuables and personal hygiene products including makeup, lotions, blow dryers and curling irons.
- Remove bath robe and other clothing from the bathroom.