



Spacial Impressions

HOMESTAGING & REDESIGN

Show Beautifully | Sell High | Sell Quickly

Staging Process

I ask the homeowner to join me on the initial walk-through of the home; I want to see how extensive a job is required. It may be completed the same day in 2-4 hrs or some preliminary work may have to be accomplished by the home owner before I arrange a return visit to finish the final staging.

Before staging, I will determine the focal point of each room and get an idea of what's on hand to work with. We return to each room to discuss and/or begin the process. I will ask the client to keep an open mind to the changes we will make, reminding them we are decorating to sell. The home is now a product, and this is achieved by neutralizing walls, editing personal items such as family photos and rearranging existing furnishings.

We will begin removing excess furniture and clutter (to be packed/stored, later by the homeowner), and re-hang artwork if required. I will make recommendations and complete a checklist for improvements. I will help prioritize the worksheet at the end of the consultation. We will work with what's on hand but I may suggest renting furniture or purchasing a few accessories if necessary.

If the homeowner needs additional staging décor, I also have available rental props such as art, flowers, throws, cushions, etc. If requested, I can provide shopping services for homeowners wanting help to purchase their own accessories.

If painting is recommended, I will select colours and will suggest a professional painter and carpenter who may be hired at competitive prices. Painter and carpenter fees are by quote.

On this initial consultation I will leave the home owner with a personalized worksheet and a clear idea of what is to be done to have the home market ready.