

PREP SHEET

SETTING UP YOUR
PROPERTY

CAYDENCE STUDIO

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Home Setup Tips

INSIDE PREP

The week before:

- Clean all of the windows (inside and out).
- Kitchen and bathrooms: All of the countertops and cupboards are cleaned and tidied.
- In the bathroom make sure the bathtub, toilet, shower curtain and sinks are cleaned.
- Make sure all the light fixtures work properly and replace any bulbs that are out. Try to make them all the same colour temperature. If you already have warm lighting (yellow) then replace bulbs that are cool coloured to a warm colour.
- Clean and organise any closets that will be photographed (usually walk-in closets are).
- Repair holes in the walls, paint wall patches, fix electrical outlets.
- Remove any personal items: Photographs, small electronic devices, books, magazines, personal decorations and religious/political items. You don't want any identifying information in the photographs that could turn off potential buyers.
- Dust and clean all the furniture including appliances.

The day before:

- Sweep, mop and vacuum all the floors in all of the rooms. Remove front and back door carpets.
 - Clean the reflective surfaces like stainless steel stoves and fridges, mirrors and glass doors. Avoid cleaning products that leave streaks or strong scents.
 - Light dusting around the house, especially on TV's, audio equipment, tables and countertops with dark surfaces.
 - Remove remaining personal items.
 - Give the bathrooms and kitchen a quick clean and tidy.
 - Organise cables and cords, hide what is not in use.
 - Tuck away personal photos and paperwork from countertops and tables.
 - Clean baseboards and shelves.
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The day of the shoot:

- Do your best to hide any remaining cords and cables that are easily noticed.
- Remove all tissue boxes, hide clock radios, magazines, electronic devices.
- All dishes and kitchenware are put away in their proper place.
- Ensure all ceiling fans are turned off.
- Put the toilet seats down. Remove toilet covers, soaps, bottles, tissue boxes, toilet brushes, bathroom rugs, garbage cans. Open the shower curtain to show off the tiling and hardware (tap)
- Make sure to turn on all of the lights for the shoot, especially the kitchen hood fan light, under counter lighting and lamps in the house.
- Turn off all the computer monitors and televisions in the rooms that are being shot.
- All beds should be made with appealing bedspreads/covers. Pillows fluffed and straightened.
- Any laundry (clean or dirty) should be out of sight and out of the laundry machines.
- Open all blinds and raise them, open curtains to let the light in and make the view outside visible.
- Remove shoes from the doors.
- Pets should be removed from the property or hidden away if possible.
- Mop and Vacuum a final time.
- Touch up reflective surfaces.

OUTSIDE PREP

- Summer: the lawn should be maintained. Grass should be freshly cut, raked and any weeds pulled. Plant flowers. Clean and sweep garages and driveways, patios decks and garden areas.
- Winter: the snow should be shoveled from the walkways and driveways.
- Remove all shovels, gardening tools, hoses and winter cleaning tools. Remove recycling and garbage cans (put them inside the garage if possible).
- Park any cars away from the property temporarily. Do not park in front of the house or in any driveway.
- Remove any signage from the front of the home (real estate, construction, alarm system etc...).

STAGING

Staging and preparing a property for sale offers significant benefits by transforming it into a more appealing and desirable product for potential buyers. By decluttering, depersonalizing, and strategically arranging furniture and decor, staging helps buyers envision themselves living in the space, creating an emotional connection. This can lead to increased interest, faster sales, and potentially higher offers as the property showcases its best features and feels move-in ready, ultimately maximizing the seller's return on investment in the Calgary market.



2026 STATISTICS | HOME PREPARATION

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Homes that are professionally styled and cleaned have a better chance of selling quickly on the market than unprepared homes.

73% FASTER
SELLING TIME

5-23%
HIGHER OFFERS

40%
INCREASED INTEREST

10% MORE
ONLINE VIEWS

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