

ORLANDO

Home Staging

Guide

PREPARE THE HOME. KEEP THE LIFE.

A practical room-by-room workbook for a thoughtful sale.



Conceptual AI illustration. Not a real property, client home or before-and-after.

College Park - Winter Park - Baldwin Park - Audubon Park
Downtown Orlando - Lake Nona - Mills 50 / Colonialtown - Delaney Park

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Top Orlando Living | RE/MAX Town Centre

START HERE

A clearer home, not a different home.

Staging helps a buyer understand how a room works. It should not hide condition, remove the function you need or become an open-ended shopping list.

The starting rule: remove what distracts; clean what remains; arrange what you already own. Only then consider a paid change with a reason, a quote and a spending cap. No preparation guarantees a price, sale date or recovery of its cost.

Choose a route	Start with
One week to prepare	Pages 3-10, then the seven-day plan on page 11.
Photography in 48 hours	The shorter route on page 11; resolve safety and condition questions first.
Living in the home	Keep page 9 and the ten-minute reset on page 13 handy.
Considering paid work	Use the decision worksheet on page 12 before authorizing it.

My preparation cap / contingency (private planning)

Photography target / decision-maker / help available

One issue that needs a qualified answer before cosmetic work

Inside: foundation checklist 3; living room 4; kitchen/dining 5; bedrooms/storage 6; baths/laundry 7; exterior 8; occupied-home plan 9; local property questions 10; photo countdown 11; spending worksheet 12; showing reset 13; personal plan and sources 14.

Original Top Orlando Living resource, not an official RE/MAX-issued guide. Roughly 45 miles around Orlando is the service focus, not a measured boundary or commute promise. This printed workbook is for handwriting, not interactive form entry. General presentation guidance, not an inspection, accessibility/code certification or legal, tax, insurance or health advice.

THE FOUNDATION

Declutter. Clean. Light. Then pause.

Do these passes in order. Take a quick phone photo afterward: it often reveals the visual noise that is easy to stop noticing in your own home.

- ☐ **First pass - edit:** clear floor-level clutter, excess countertop items and crowded furniture. Use labeled keep, pack, donate and dispose zones; do not move every item into another visible room.
- ☐ **Second pass - clean:** work from upper surfaces to floors. Include reachable window glass, mirrors, fan blades, switch plates, handles, grout and visible appliance fronts. Follow product labels; never mix cleaning chemicals.
- ☐ **Third pass - light:** open usable shades, clean fixtures and replace failed bulbs with ones suitable for the fixture. Favor consistent light. Do not hide electrical cords under rugs or across doorways for a photo. [6]
- ☐ **Fourth pass - look again:** stand at each doorway. Can a visitor identify the room purpose, a focal point and a comfortable route through it? Keep needed mobility and daily-living equipment in place.
- ☐ **Stop rule:** a stain, persistent odor, damp surface, damaged outlet or other concern is not a decorating challenge. Identify the cause and obtain appropriate help before covering, scenting, painting or photographing around it.

Area / observation	No-cost action / owner / date

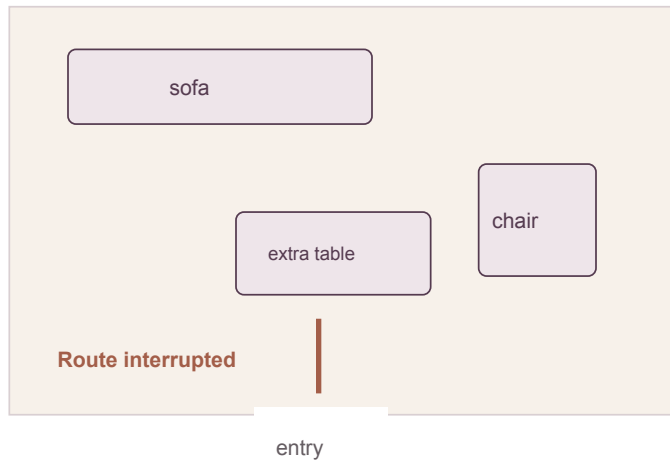
A comfortable home need not be empty or all-white. Keep a few intentional objects, useful seating and everyday function. The goal is a legible room, not a staged personality or a luxury claim.

LIVING ROOM

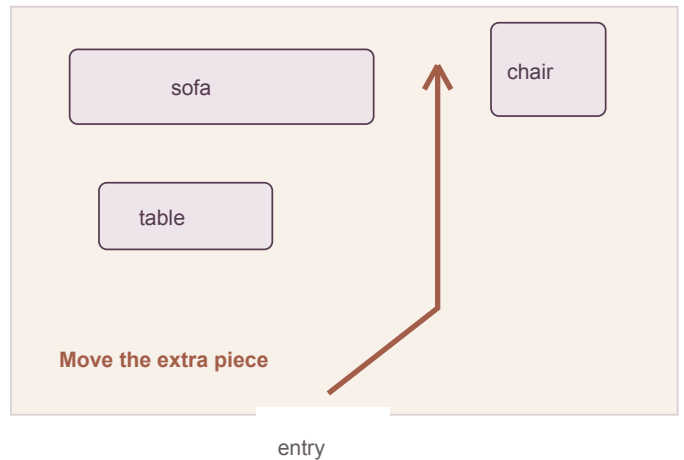
Let the route lead the layout.

Start with what the room must do. Move one piece at a time, then test the actual route between doorways with the people and mobility equipment that use the space.

Crowded route



Clearer route



Illustrative top views, not actual floor plans or scale drawings. The route is a design prompt, not a required clearance or accessibility certification.

- ☐ Choose one honest focal point, such as the seating group or a real architectural feature. Do not block windows or disguise damage with furniture.
- ☐ Keep useful seating. Remove the least-needed piece before buying smaller furniture. Open doors and drawers to test conflicts.
- ☐ Photograph from a normal doorway position. If a wide-angle view makes the room look unrealistic, ask the photographer for a more faithful composition.

One piece to move / destination / who can move it safely

Route or daily function to protect

KITCHEN AND DINING

Show useful work space, not a showroom.

Keep the kitchen workable while reducing visual competition. Put everyday items in a repeatable home so the room can reset without a major production.

- ☐ **Work surfaces:** keep the items you truly use; store the rest. Leave a meaningful stretch of usable counter and one modest display, rather than lining every edge.
- ☐ **Condition:** clean the sink, faucet, cabinet fronts, backsplash and visible appliance surfaces. A leak, loose fixture or appliance problem belongs on a follow-up list, not behind a prop.
- ☐ **Cabinets:** create enough order for doors to open normally. Avoid overfilling storage or packing everything into a pantry buyers may inspect.
- ☐ **Dining:** show the real table and comfortable chair access. Remove excess place settings, competing centerpieces and unnecessary extra chairs; do not imply a larger room with altered images.
- ☐ **Photography:** remove bins, cleaning supplies and food packaging temporarily. Keep safety equipment and access routes available. Return needed items after the shoot.

Keep available for daily use	Where it goes before a showing

Maintenance question to resolve, not cover up

Before painting cabinets, replacing counters or buying appliances, ask whether the work solves a documented issue and fits the timing and cap. Obtain any needed approvals. A cosmetic refresh is not automatically a profitable renovation.

BEDROOMS AND STORAGE

Make the purpose easy to read.

A bedroom does not need hotel styling. It needs an understandable layout, usable access and a simple routine the household can maintain.

- ☐ **Main sleeping space:** make the bed, simplify linens and open a usable route to doors, storage and windows. Keep needed bedside items, assistive equipment and comfortable access.
- ☐ **Secondary room:** show its actual purpose. A desk can explain a work space; do not label a room a legal bedroom without verified support for that claim.
- ☐ **Closets:** edit excess belongings and create order without pretending storage is empty. Use a few consistent boxes; do not hide moisture, damage, equipment or access panels.
- ☐ **Small rooms:** remove the least-used piece and keep the floor readable. Moving furniture is a better first experiment than distorting the room in photographs.
- ☐ **Personal material:** protect identity documents, children's names, schedules, prescriptions and family photographs with sensitive details. Plan what can be packed or securely stored.

Room / current purpose	One change / function to preserve

Items to pack now / safe storage destination

Do not stage away necessary household life. A realistic occupied-home plan is better than one that depends on inaccessible storage, unsafe lifting or a daily reset nobody can sustain.

BATHS, LAUNDRY AND AIR

Freshness starts with the cause.

Florida preparation is not a fragrance strategy. Pay attention to moisture and ventilation, and separate a routine cleaning task from a persistent condition concern.

- ☐ **Bathrooms:** clean mirrors, reachable glass, fixtures and surfaces. Simplify visible toiletries; keep towels neat and the floor dry. Store private medication securely.
- ☐ **Laundry:** contain loose laundry and supplies. Keep machine controls, shutoffs and service access usable. Do not conceal a leak or vent problem behind a basket.
- ☐ **Air:** monitor humidity and ask a qualified professional about unresolved moisture or equipment concerns. [2] Do not improvise settings or obstruct returns. If HVAC mold contamination is known or suspected, EPA advises not running it; seek qualified guidance. [1]
- ☐ **Persistent mustiness or dampness:** identify and correct the moisture source. EPA advises against painting or caulking moldy surfaces before appropriate cleanup. [1] Staging does not remediate moisture or mold.
- ☐ **Odors:** clean the source, empty bins and maintain pet areas. Avoid heavy scents that can bother visitors or conceal a problem. If the source remains unclear, stop and investigate.

Observation / location	Who will assess / next step / date

Routine reset that will keep this room ready

Do not guess at health risk or a safe cleanup method from this guide. Follow current professional and public-health guidance for the situation. Needed repairs, accurate marketing and applicable disclosures remain separate from presentation.

EXTERIOR AND FLORIDA WEATHER

Make arrival feel cared for and honest.

Walk the route a visitor will actually use. Notice the entry, address visibility, lighting, gates, steps, surface condition and what happens after rain.

- ☐ **Arrival:** remove loose clutter and trip hazards where safely possible; tidy beds and the entry. Keep needed rails, access equipment and emergency routes usable.
- ☐ **Outdoor living:** arrange only furniture the space can comfortably use. Clean reachable surfaces and remove broken pieces. Do not buy a full patio set just to create a photograph.
- ☐ **Rain:** note puddling, drainage concerns, damp thresholds and stains. Do not landscape, photograph or paint around a condition to imply it is resolved.
- ☐ **Weather plan:** secure lightweight props and temporary decor, and coordinate photography with safe actual conditions. A sunny image does not replace accurate information about the property.
- ☐ **Pools, balconies and shared areas:** preserve barriers, rules and safe access. Ask about permissions before moving items, pressure washing, planting or changing an exterior in a governed property.

First-impression item	Action / permission or help needed

What I observed after rain / who needs to review it

Staging is not a flood, drainage, structural or storm-safety assessment. Do not make unverified "flood-free," waterfront-access, hurricane-proof or maintenance-free claims. Keep condition and repair records available for the appropriate professionals.

OCCUPIED-HOME PLAN

Make it livable, private and repeatable.

Agree on a realistic showing process before launch. A presentation plan is only useful if the people who live there can carry it out without avoidable stress.

Need to protect	My practical arrangement
Work, school, sleep or caregiving schedule	
Mobility, medical or sensory needs	
Pets: safe containment / off-site help / notice	
Valuables, medication and private papers	
Tenant / household coordination and agreed notice	

Keep the public listing separate from private life

- ☐ Check photos for mail, IDs, screens, Wi-Fi labels, alarm details, visible keys and children's information. Do not put access codes or security routines in this workbook or a public inquiry.
- ☐ Coordinate pets with the household and agent; never leave them unsecured or assume a visitor will handle them. Do not remove safety barriers for appearance.
- ☐ Respect required access, notice and privacy arrangements. Confirm the plan with the relevant people; this guide does not establish legal entry rights.

One basket / storage spot / reset helper we can rely on

ORLANDO PROPERTY LENSES

Use the address, not the stereotype.

These are questions to choose a staging plan, not claims about every home in a neighborhood. Confirm the property, rules and jurisdiction; a mailing address or ZIP is not a boundary check. [4-5]

- 01 College Park** - If rooms or additions have changed, can each space be described accurately? Keep useful circulation instead of forcing larger furniture into the photo.
- 02 Winter Park** - Before exterior color, lighting, planting or other visible work, who has authority for this address? Ask whether design, historic or other review applies.
- 03 Baldwin Park** - What do the actual governing documents permit for exterior presentation, parking, signs and photography access? Confirm ownership and maintenance responsibilities.
- 04 Audubon Park** - What is distinctive about this actual home - light, plan, garden or usable outdoor space? Show it honestly; do not treat the Garden District as a parcel boundary.
- 05 Downtown Orlando** - For a condo or governed building, coordinate photographer entry, common-area permissions, elevators and move/storage rules. Show only the unit's real rights.
- 06 Lake Nona** - Stage the actual plan and finishes. Do not imply a resale includes a builder model's upgrades, amenities, furniture or incentives.
- 07 Mills 50 / Colonialtown** - A business district and a neighborhood are not interchangeable. Confirm address-specific review rules before cosmetic work; keep labels and location claims precise.
- 08 Delaney Park** - If water, a park or outdoor setting is visible, show the actual relationship. A view does not establish ownership, access, use rights or drainage condition.

My three approved staging priorities	Owner / target date
1.	
2.	
3.	

One optional change I am deliberately not doing / why

PHOTOGRAPHY COUNTDOWN

Choose the route the home can support.

The calendar is a planning aid, not a requirement to launch before the property is ready. Stop for unresolved safety, condition, permissions or accuracy questions.

Seven-day route	Deliverable before the next step
Days 1-2: diagnose and edit	Walk every room; list concerns and approvals; choose one priority per room; pack excess and schedule needed help.
Days 3-4: clean and arrange	Complete cleaning; try furniture moves; protect daily function; confirm any paid scope, not a last-minute shopping spree.
Days 5-6: test and refine	Take phone views from doorways; check light, private information and actual routes; make only the changes with a clear purpose.
Day 7: photo gate	Confirm readiness with the agent/photographer; coordinate people, pets and weather; approve accurate images before marketing.

If photography is in 48 hours

- ☐ **First:** clear routes, pack obvious clutter, clean key surfaces and resolve privacy/pet arrangements. Focus on the entry, living area, kitchen and principal sleeping space.
- ☐ **Then:** make beds, simplify counters, check bulbs and take test photos. Skip a new renovation, rushed unsafe work or an untested furniture rental.
- ☐ **At the shoot:** secure personal items; ask the photographer to depict actual dimensions and condition. Any altered listing image must follow current MLS/platform rules and disclosure requirements. [3]

Go / delay decision, unresolved item and who confirms it

Do not fabricate before-and-after evidence or use conceptual guide art as a listing photo. This guide's room illustration is not an actual local home or a promised staging result.

SPENDING DECISION SHEET

Buy a solution, not a vague upgrade.

Keep presentation spending separate from repairs and required work. There is no universal staging budget or promised return; a smaller plan may be the sensible one.

Proposed change / exact problem it solves

Compare the options	Use what I own / no-cost	Paid option / quote
Specific work or items		
Total quoted cost / deposits		
Delivery, removal and timing		
Storage, rental term or damage risk		
Approval / labor / accessibility impact		

Evidence this change matters to the actual room / launch plan

Cap + contingency / decision-maker / quote expiration

Decision gate

- ☐ Can we achieve most of the purpose by cleaning, editing or rearranging?
- ☐ Does the quote include transport, labor, return/removal and all applicable charges?
- ☐ Will the home remain safe, livable and accurate in marketing while work happens?
- ☐ Is the expected benefit worth its uncertain cost and timing for this sale?

My choice: proceed / revise / defer / do not do it. Record the reason and keep the written scope. Do not treat a hoped-for price increase as guaranteed cash.

KEEP BY THE DOOR

The ten-minute showing reset.

Use this after the deeper preparation is complete. Ten minutes is a household target, not a guarantee; use the notice and availability actually agreed with your agent.

- ☐ **Minutes 0-2:** secure valuables, private papers and medication; confirm people and pets are following the agreed arrangement.
- ☐ **Minutes 2-4:** clear the main route; return loose items to the planned storage spot, not a hidden pile in a closet.
- ☐ **Minutes 4-6:** make beds, straighten useful seating and contain laundry. Keep needed equipment in place.
- ☐ **Minutes 6-8:** wipe kitchen and bath surfaces, remove loose packaging, empty appropriate bins and leave floors dry.
- ☐ **Minutes 8-10:** set usable shades and safe lighting; check the entry; leave access/security details only through the agreed private process.

Our room-by-room reset	Who / where the items go
Entry / living	
Kitchen / dining	
Bedrooms / baths	
Pets / private items / final check	

If we cannot be ready: who to contact / acceptable alternative

After the showing, restore normal household function and security under the agreed process. Review recurring feedback with Daniel; do not respond to one comment by buying new furnishings or hiding a condition issue.

YOUR NEXT MOVE

Make a plan for your actual home.

You do not need a renovated house or every answer before asking for help. Bring your timing, the rooms that concern you and the preparation cap you are comfortable discussing.

Request a personal Orlando home staging and sale plan**Call Daniel Wilson: 407-808-9931**

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Useful first message: neighborhood or general location, target timing, occupied or vacant, and the decision you want help making. Do not send identity documents, banking details, keys or access codes through a public inquiry.

For pricing, proceeds and offers: Orlando Home Seller Guide**Primary sources and verification tools**

Checked October 27, 2026. Click a title. Presentation suggestions and worksheets are original editorial guidance; references do not establish a guaranteed financial result or certify a property.

- 1. EPA - mold, moisture and your home**
- 2. UF/IFAS - Understanding Florida Homes**
- 3. Stellar MLS - Article 04.04, virtually staged photos**
- 4. City of Orlando - check your address / jurisdiction**
- 5. City of Winter Park - building and permitting services**
- 6. U.S. Fire Administration - safe electrical-cord placement**

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