



SAMPLE HOME STAGING REPORT

Prepared for:

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Consultation for 123 Main Street

Thank you for allowing us the opportunity to help you prepare your home for today's challenging real estate market. The following report will provide recommendations on how to show your home to buyers in the best manner possible. Please understand that these recommendations are not commentary on your lifestyle or personal taste, but only recommendations based on what we think today's buyer is looking for when they make the choice to purchase a home. These recommendations do in no way guarantee a higher sale price.

CURB APPEAL

The house already shows well from street. Buyers will like the cul-de-sac location and large driveway.

Recommendations:

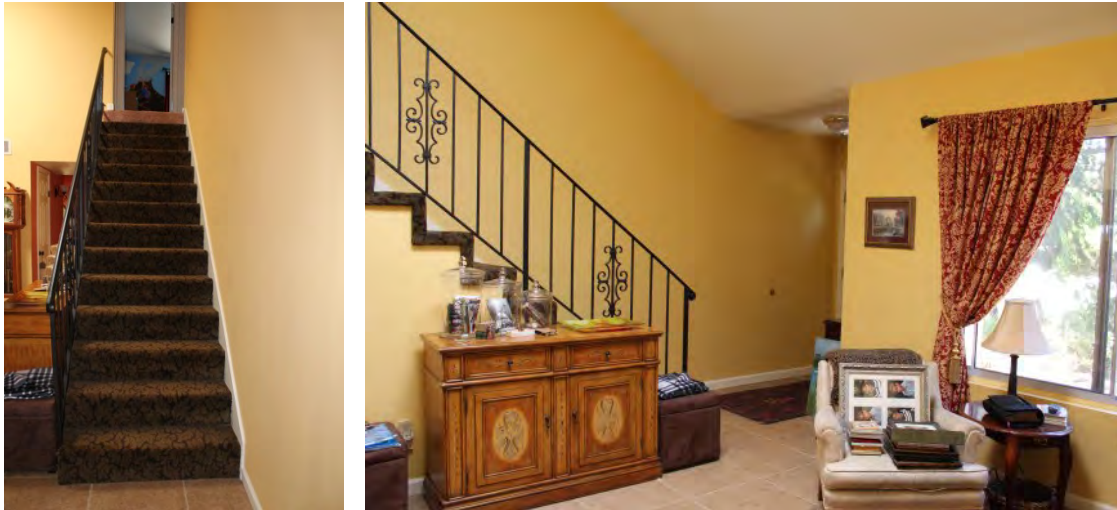
- Trim back tree to the left of the house so front door and address are more visible from the road.
- Thin out trees to the right
- Trim bush behind front porch bench
- Remove all additional items from front porch



ENTRY WAY

Recommendations:

- Fix carpet on top stair
- Tighten bolts on railing



LIVING ROOM

This room doesn't need much change besides removal of some furniture to show buyers the square footage of the room.

Recommendations: (remove following items from room)

- Area rug
- Sideboard against the stairs
- 2 brown ottomans flanking the sideboard
- Cat bed
- Shelf next to couch
- TV and TV stand
- Add second arm chair (if available)



DINING ROOM

Buyers will love that such a large table fits in the space. By removing one leaf, you will still have a fairly large table to seat 6, while showing more square footage in the room.

Recommendations: (remove following items from room)

- 2nd leaf from table
- Boxes
- Armoire
- Wooden cabinet on wall
- Place large mirror w/espreso frame on end wall (if available)



KITCHEN

Overall, the kitchen looks great.

Recommendations:

- Remove as many items non-everyday items from the counter as possible
- Remove as many extra items from lower storage shelves as possible
- Depersonalize space by removing all art pieces from wall and counter

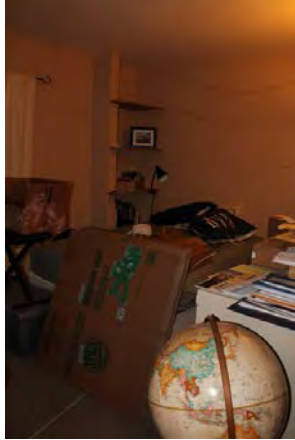


BEDROOM 1 (downstairs)

Since there is no closet in this room, our suggestion is to stage it as an office.

Recommendations:

- Remove all items in room (keep globe, can use for staging)
- Add desk, chair and bookshelf from upstairs den



SUNROOM

Recommendations:

- Clear everything out of the room
- Stage with a couple of chairs and side table
- Remove the curtains to allow more light in



DOWNSTAIRS BATHROOM

This room looks fine. Keep as is. We will stage with accessories.



GARAGE

Most buyers won't spend too much time in a garage. But when they do look, you want them to see the built-in storage on both sides.

Recommendations:

- Clear all items off of the storage spaces, washer, dryer, fridge
- If any items need to be left in the garage, keep to a minimum, and confine to center of garage to allow buyers to walk around to see the storage space



BEDROOM 2 (with attached bath)

Recommendations:

- Keep as master bedroom
- Remove all furniture except bed, dresser, side tables
- Keep all items off closet floor to emphasize its space



UPSTAIRS ATTACHED BATH

Recommendations:

- Touch up paint
- Remove curtain rod



BEDROOM 3

The custom mural and chalkboard features are fantastic for a little boy's room! However, in order to appeal to the largest possible audience, the walls need to be depersonalized.

Recommendations:

- Paint room a neutral beige
- Remove all furniture except bed and dresser



BEDROOM 4

Recommendations:

- Remove all items in room except bed and dresser
- Add curtains for warmth
- Paint walls a neutral beige color



BEDROOM 5 - large

Recommendations:

- Remove all furniture pieces except couch, coffee table, TV, area rug, DVD shelf
- Organize closet
- Place TV centered on opposite wall
- Face couch towards TV with area rug centered
- On deck, change glass outside light bulb a modern fixture
- Leave fluorescent lights as is (a save of time and money)

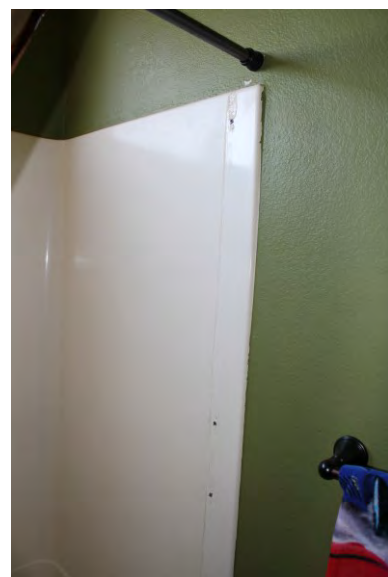




UPSTAIRS BATHROOM

Recommendations:

- See if home depot has any quick fixes to patch holes and cover screws in bathtub.



BACKYARD

Area 1: garden

Recommendations:

- Fill in planter boxes with soil, plant vegetables and/or herbs
- Remove play gym
- Plant a few fruit trees in play gym area



Area 2: greenhouse

This space would appeal to more buyers if it were a covered patio that is an open game area. This will also allow natural light to flow into the kitchen window.

Recommendations:

- Remove paneling from the sides and roof
- Remove all current items from floor
- Paint around window
- Stage area with borrowed ping pong or foosball table





Area 3: back patio

Recommendations:

- Replace current table and chair set with an outdoor set that seats 6
- Remove all other items on patio except for the large plant



Area 4: main backyard

Recommendations:

- Fill mulch in plant area along the back fence
- Pull out excess weeds
- Fill mulch in shrub area around sunroom (inside brick walking path), and add flowers
- Plant grass in remaining bare dirt areas



Example:



Area 5: greenhouse

Recommendations:

- Trim back the ivy
- Clean out excess items, store remaining items nicely
- Sweep floors



Area 6: side yard

Recommendations:

- Clean out contents of all sheds and repaint exterior siding
- Place excess bricks in shed
- Paint white doors and rehang
- Place all trash bins against the house
- Remove dog carrier and any other items



OTHER IMMEDIATE ACTION ITEMS

- Steam clean all carpets
- Power wash driveways, shed, house
- Start donating or storing away excess items
- Paint all upstairs floor trim white to match existing trim

BASIC SHOWING INSTRUCTIONS

In addition to the above, we recommend the following actions when your house is being shown to potential buyers.

- Remove any pet evidence
- Turn on all the lights
- Make the beds
- Keep house clean and dust free
- Open all curtains
- Have all closets purged of unworn items and keep neatly organized
- Make sure all windows are clean
- Have all areas of the house neat and tidy

Thank you for choosing 1000s2u. Please feel free to contact us with any questions or concerns. We look forward to working with you on the sale of your home!