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# HOME STAGING REPORT FOR:

**Client Name**  
**Street Address**  
**City, State ZIP**



Photo of home would go here

**Thank you for allowing me the opportunity to help you prepare your home for today's competitive real estate market. The following report will provide recommendations on how to show your home to buyers in the best manner possible – creating faster and higher offers. Please understand that these recommendations are not commentary on your lifestyle or personal taste, but only recommendations based on what today's buyer is looking for when they make the choice to purchase a home.**

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## Curb Appeal:

The curb appeal of the home from the street was good. There were a few items I think would be a good idea to work on before listing the home. Those action items are listed below:

- Paint/touch up the trim around the windows. The wood is starting to fade and chip.
- Clear out any debris around the house and in landscaped areas, including weeds.
- Fresh mulch could be added to give the exterior a pop of color.

## General tips are listed below:

- Clean/pressure wash exterior of home, driveway, and sidewalks.
- Clean windows and repair or replace screens.
- Clean gutters.
- Sweep and/or shovel driveways, walkways, decks and porches.
- Remove litter or garbage.
- Store large vehicles off premises/out of sight.
- Store hoses and lawn supplies- Make sure hoses and garbage cans are moved for pictures.
- Trim bushes and/or trees and remove dead/dying plants and excess plants.
- Remove cobwebs, bugs and nests from porches.

## Entry:

There is a nice open entrance with hardwood flooring and neutral colors. There is access to the staircase, formal dining room and family room. This space looked okay. The only recommendation here is to patch up or paint the walls. There were some areas that had nails in it. Another suggestion was to add a mirror or piece of art to the wall when you come in.

### **Main Living Room:**

The main living room off the dinette area was nice! I thought the colors were neutral and the fireplace was a good focal point. I thought the furniture arrangement was good, but we did discuss a few action items in this room. The Action items we discussed are listed below:

- Remove all kids toys and bins from the room and put in play area.
- Remove extra chair.
- Slide couch over and center once the chair is moved out.
- Put the cocktail table in the center of the room by furniture.
- Remove toys or other smaller items from the fireplace mantle.
- Paint/patch and touch up any areas of the wall that need it

### **Family Room/Playroom:**

This room had nice French doors and neutral décor. Right now the room is being used as a play area with a couch in it. To minimize toys over the home, this could be a good area to make into the play room and move all toys here. Action items we discussed are listed below:

- Remove the couch.
- Set up as playroom.
- De-clutter and organize all toys.
- Paint/patch and touch up any areas of the wall that need it

### **General tips for main areas are listed below:**

- Clean carpeting, tiled floors, and wash all floors.
- Patch/repair holes in wall.
- Clean scuff marks and touch-up paint on walls/baseboards.
- Keep minimal items on top and underneath all tables for pictures.
- Remove excess furniture.
- Minimize personal memorabilia & knick knacks.
- Dust, polish & thoroughly clean.
- Remove electronics- keep remotes and electronics out of sight and organized for pictures.
- Make sure all light fixtures have matching lightbulbs of the same wattage and appropriate size/style.

### **Formal Dining Room:**

This was a nice sized dining room with neutral colors. It is currently vacant with some items being stored there. I do recommend removing all items from the room and leaving it vacant, unless there is a dining room table that can be brought in and used here. Action items listed below:

- Paint/patch and touch up any areas of the wall that need it.
- Remove all items from the room and store them.

### **Kitchen/Dinette:**

The kitchen and dining area flow together. This area has a nice island for more seating and access to the patio. The hardwood flooring, cabinets, and counters were in good shape. The main thing I saw in this area is to de-clutter and organize. I have listed the action items and general tips below:

- Center table under light fixture.
- Move highchair and folding chairs out.
- Move the remaining three chairs to separate sides of the table.
- Items in the cabinets with glass should be organized and items minimal.
- Clean up and de-clutter desk area (bins and baskets can be used).
- Paint/patch and touch up any areas of the wall that need it.

### General tips are listed below:

- Remove items on countertops that are not used daily.
- Remove all objects from refrigerator (all surfaces).
- Remove garbage/recycling containers from sight - move garbage can for pictures.
- Remove & store items on top of cabinets-okay to leave the decorative pieces on top as we discussed.
- Clean and organize pantries and cabinets.
- Clean & wipe down cabinets and keep dishes stored out of sight.
- Clean all appliances thoroughly – inside and out.
- Polish solid surface countertops and all appliances.
- Clean stained tile and grout.
- Store medication in secure location.

### All Bathrooms:

#### Master Bath:

This was a very spacious bathroom. This area was pretty neutral and the décor of the curtain was okay. Action items are listed below:

- Paint/patch and touch up walls as needed.
- Remove rugs for pictures.
- Clear out smaller items off the floor, shower, and counter.
- Artwork or smaller décor items could be added to match.

#### Upper Level Full Bath:

The main bath upstairs looked good. The colors were okay with the décor. Flooring and fixtures also looked good. Action items listed below:

- Paint/patch and touch up any areas of the wall as needed.
- Use fresh towels to add a pop of color.

#### Main Level Half Bath:

The half bath was good. There are nice hardwood floors, light fixtures, and mirror. There was nothing in this room for décor. I would recommend adding some kind of artwork or décor for a pop of color.

### General tips for bathrooms are listed below:

- White-glove clean.
- Remove rug(s) for pictures.
- Remove personal products-keep personal products off shelving and stored away.
- Reduce personal products to maximum of 3 bottles in shower/bath.
- Add fresh luxurious towels.
- Touch-up paint and clean scuff marks in the walls/baseboards and patch/repair holes in walls.
- Store medications in secure location.
- Trash can should be removed for pictures.
- Clean/replace grout or caulk.
- Keep toilet seat and lid down.
- Make sure all light fixtures have matching lightbulbs of the same wattage and appropriate size/style.
- Other Recommendations: Keep tops of toilets, sink, and shelving clear of personal items.

### All Bedrooms:

#### Master Bedroom:

The master bedroom was large and neutral in color and décor. The crib is located in this room and we discussed moving that out. The action items are listed below:

- De-clutter items off the top of the dressers and nightstands for pictures and showings.
- Once the crib is moved out, the bed should be moved to that wall and centered.

- The side tables can be added to each side of the bed with a lamp.
- Could add artwork to the wall.
- Paint/patch and touch up wall as needed.

### **Bedroom 2 (Teen Room):**

This room was okay, but just needed to be cleaned up and de-cluttered a little. The furniture layout was good.

Action items listed below:

- Declutter items off the top of the desk
- Make bed
- Clear off extra items from the floor.

### **Bedroom 3 (Son's Room):**

This room is a good size and had good furniture placement. It should be re-painted. A theme could be added with artwork to match bedding once that is set up. Seller was going to move the other bed from extra room into this one.

- Declutter items as needed
- Paint room
- Hang up window treatments, or pull off and patch up holes before painting.

### **Bedroom 4 (Daughter's Room):**

This room has striping on the wall right now. We discussed moving the crib to this room and setting it up as the baby's room. The room should be painted a solid white or gray. I noticed this room was missing a fire alarm. Action items are listed below:

- Clear out toys and other loose items and store.
- Paint neutral color.
- Add crib and possibly the chair and set up as baby's room. (If chair does not fit, it could stay in master)

### **General tips are listed below:**

- Clean carpeting or flooring.
- Patch/repair holes, clean scuff marks, and touch up any paint as needed on the walls/baseboards.
- Remove excess furniture.
- Add throw pillows and blankets to bed.
- Make beds daily.
- Put away laundry/clothing.
- Reduce/store toys-keep all toys in bins and/or packed away if not needed.
- Make sure all light fixtures have matching lightbulbs of the same wattage and appropriate size/style.
- Other recommendations: remove items from the tops of dressers and shelving for pictures. These areas should be clutter free.

### **Hallways/Staircases:**

The hallways and staircases looked good. The colors are neutral and spaces are very open. I would recommend making sure these areas are completely clear from clothing or extra items. Action items are listed below:

- Paint/patch and touch up walls.
- Remove recliner from upstairs hall area.
- Artwork could be added to the walls upstairs if needed.
- Fix rod on the window and touch up that area as needed.

### **General tips are listed below:**

- Clean carpeting and hardwood flooring.
- Patch/repair holes, touch-up, and clean scuff marks in walls/baseboards.
- Make sure all light fixtures have matching lightbulbs of the same wattage and appropriate size/style.
- Other recommendations: Keep all areas at the doorway and staircase clear for buyers to walk in.

### Closets:

Generally, make sure all closets are organized throughout. Buyers want to have a good feel for the amount of storage they have.

### General tips are listed below:

- Reduce contents, boxes, and un-needed items should be stored offsite.
- Remove non-seasonal clothing and excess hangers.
- Remove clothing that no longer fits or is damaged.
- Organize – Clothes/coats facing same direction.
- Add baskets for loose items-floors should be clear of contents.

### Lower Level:

#### Basement/Storage:

The lower level is just being used for storage right now. This area just needs to be de-cluttered and organized. All items should be put in bins and boxes and stored. You will want to keep this area clear so buyers have space to move around and have access to all the mechanicals.

### General tips are listed below:

- Clean carpets and sweep flooring.
- Patch/repair holes, clean scuff marks, and touch-up paint on walls/baseboards.
- Minimize personal memorabilia & toys.
- Dust, polish & thoroughly clean and remove cobwebs.
- Organize and de-clutter all spaces.
- Repair cracks to floor, walls and/or ceiling.
- Make sure all light fixtures have matching lightbulbs of the same wattage and appropriate size/style.

### Laundry Area (Main Level):

The laundry area is on the main level of the house. I think the color is okay to leave for this room, but I do recommend cleaning and de-cluttering this room. There is a large shelf that can be used to store items and bins/baskets could be used to store and hide those items. Action items listed below:

### General tips for Laundry Areas are listed below:

- Add bins/baskets to shelves to hide smaller items.
- Store clothing and supplies in cabinets and out of sight.
- Clear off tops and wipe down washer/dryer.
- Remove excess hangers.
- Store baskets out of sight.
- Make sure all light fixtures have matching lightbulbs of the same wattage and appropriate size/style.

### Patio/Backyard:

All general tips for curb appeal will apply here as well. I thought the patio was a great area to show more entertainment. There is currently not patio furniture. I think it looks okay this way, but other items should be cleared off. I think the items listed on curb appeal regarding weeding and maintenance apply here. Action items listed below:

- Clean out any debris, cut grass and maintain plants and flowers in this area.
- Pull toys away for pictures, including the slide.
- Remove folding chairs for pictures.

### Garage:

The garage looked okay and just needed a little more organization. Interior looks like it was partially finished. Seller could paint the interior to finish that if time permits. The garage should show room to park vehicles and allow for a little extra storage.

### General tips for garages are listed below:

- Organize shelves, remove items not needed, and reduce.
- Organize tools/equipment.
- Clean stains from floor and sweep.
- Remove cobwebs.
- Make sure there is ample lighting inside and outside.
- Move garbage cans for pictures.

**Basic Showing Instructions:** *In addition to the above recommendations, I also recommend the following actions when your home is being shown:*

- Keep house white glove clean.
- Have all lights on and curtains should be open.
- Keep temperature seasonally comfortable.
- Windows should be clean.
- Beds should be made.
- Everything must be tidy and neat.
- Make repairs to the exterior as needed, including sheds and garages.

**Thank you for allowing me to assist you in preparing your home for sale. I wish you the best on your home sale!**

**Sincerely,  
Jenny Wiencek**