



HOME STAGING REPORT

West Main Victorian
Residential

Report Overview:

The goal for staging West Main is to make it an inviting home that will appeal to the broadest range of prospective buyers. This can be achieved by rearranging, updating, and storing items to make the property appear spacious and move-in ready. The following list defines an appropriate purpose for each room and outlines tasks and upgrades that will make for the best return on investment. Product specifications located in Section II.

SECTION I: Staging Recommendations

Throughout

- Deep clean the interior of the home to sparkle.
- Replace low wattage light bulbs (60W or below) with brightest bulbs recommended by manufacturer. Similar fixtures within each room should have matching bulbs. Light fixtures and ceiling fans should be dusted and cleaned.
- Air-out the home by leaving windows open 10 minutes per day. (seasonal) Purchase a candle or candle warmer that has a fresh, clean scent.
- Windows including glass, screens, and sills should be spotless allowing the maximum amount of natural light to enter the home. Unused screens can be stored to brighten rooms.
- Clean and organize closets storing any items that will not be used within the next 3 months. Hanging clothes can be arranged by color and placed on matching hangers to make closets appear neat. Loose items can be placed in baskets on shelves. Keep as much of the floor space as possible clear.
- Patch holes and touch-up paint where hanging items have been taken down and where walls are scuffed.

Exterior

- At the front entrance, store the white rocking chair.
- Add a new door mat. (specification attached)

- Remove the front screen door to give a more polished appearance. Store it so that it can be used by the new homeowner if desired.
- Before photographing and listing the home for sale, plant fresh flowers in the two square pots in front of house and in the window boxes.
- Weed all of the flower beds and replace with fresh plants or wood mulch that matches the color of the mulch currently in the back yard.

Back Yard

- On the back porch clear off everything but the BBQ.
- Move the outdoor fire pit to the middle of the yard and place matching outdoor chairs on either side. (specification attached)
- If possible remove the storage shed and the playground set.
- Freshen up all of the flowerbeds with new mulch.
- Get rid of the two piles of rocks and the wooden stump on either side of the porch stairs.
- Replace chain link fence with wooden picket fence. (specification attached)

Entry

- Store the coat rack to make the hallway appear larger.

Living Room

- Store all three of the book shelves and the books.
- Store one of the white sofas to make the room appear larger.
- Move the other white couch and rug diagonally centered between the two windows facing the entrance of the house.
- Place one of the side tables on the right side of the sofa with a lamp.
- Keep the window nook empty and clear of furniture.
- Remove all wall art and patch holes.
- Replace the existing curtains with light sheers to make the living area light and bright. (specification attached)

Kitchen

- Remove the window blinds and take down the valance to allow more natural light to enter.
- Remove the black storage bins and keep the teapot in place on the shelving.
- Move the liquor bottles to behind a solid front cabinet door.
- Store the knives and microwave from the nook and replace with the coffee maker, if it will fit. If it is necessary to keep the microwave, replace it with a stainless steel model for a polished appearance.
- Remove the hanging candle holder on the side wall.
- Store the cook books and replace with the turquoise fruit bowl with fresh fruit for photos and showings.
- Keep the top and sides of the refrigerator cleared off completely.
- Store any kitchen cabinet and pantry contents that will not be used in the next month to make more visual cabinet space. Keep the remaining contents tidy and organized.
- Clean out the cabinet below the sink and keep a minimal number of neatly organized items here as this is a place where home buyers and inspectors access plumbing.

Dining Room

- Store everything on walls and in the room leaving only the small buffet table with the vase of twigs.
- Store the black rug.

Guest Bedroom

- Store the wall art, random furniture, and office supplies, leaving only the bed and bedside tables with matching lamps on either side.
- Replace the dark curtains with white sheers. (specification attached)
- Add two white shams to lighten up the bed and store the darker throw pillows.

Bathroom

- Store the white plastic storage tower.
- Replace the window covering with an adhesive frosted window covering (specification attached) to let natural light in.

Master Bedroom

- Store all items but the bed and bedside tables.
- Place matching lamps on the bedside tables. (specification attached)

Boys' Room

- Store the dry erase and cork boards on the wall.
- Replace the bedding with light colored coordinating bedding.
- Move the black dresser on an angle in the far corner and keep it cleared off except for the music dock and the moon lamp.
- Remove the stars on the wall.
- Take down the existing curtains and leave the existing blinds.
- Clear off the tops of the cube cabinets and keep all toys neatly organized.

Stairs

- Remove the art and personal pictures.
- Move the mirror to hang in place of the red art, centered above the top flight of stairs.

Storage Room

- Neatly stack and label boxes and stored items within this space.
- Clean and tidy this room keeping the floor as clear as possible.

SECTION II: Product Specifications

Entry - Door Mat

- Lowes.com, Item #379175



**Mohawk Home Multicolor
Rectangular Door Mat (Common:
23-in x 35-in; Actual: 22-in x 47-in)**

Item #: 379175 | Model #: RG550-962-22X47



\$22.98

Back Yard - Fencing

- Lowes.com, Item #78802



**Western Red Cedar Dog-Ear Wood
Fence Panel (Common: 6-ft x 8-ft;
Actual: 6-ft x 8-ft)**

Item #: 78802 | Model #: 5219



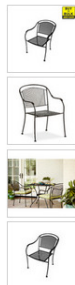
\$80.84

Back Yard - Outdoor Chairs

- Lowes.com, Item #740360

**Garden Treasures Davenport Davenport Black Steel
Stackable Patio Dining Chair**

Item # 740360 Model # 63001




\$35.00



 **SAVE**



FREE Store Pic

 34 available today at
Lowe's!

Aisle 13 , Bay 8

 **In-Store Map**

Living Room and Guest Bedroom – Sheer Window Panels

- Bed Bath & Beyond, bedbathandbeyond.com, SKU# 13506833



 Hover to zoom | Click to view larger

Exclusively Ours

Voile 84-Inch Sheer Rod Pocket Panel In White

- Voile sheer window panel and scarf will add a simple designer's touch
- Panels are sold individually and are 59" W
- Scarf measures 216" L x 59" W
- 100% polyester
- Machine wash
- Imported

SKU # 13506833

[View Buying Guide](#)



Part of the Voile Sheer Window Panels Collection

\$9.99

Bathroom – Window Film

- Lowes.com, Item #401485



Brewster Wallcovering 17.75-in W x 13-ft 1.5-in L Frosted Privacy/Decorative Adhesive Window Film

Item #: 401485 | Model #: T346-0276

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\$29.98

Master Bedroom – Table Lamps

- Lowes.com, Item #395058



allen + roth Woodbine 28-in Brushed Nickel Indoor Table Lamp with Fabric Shade

Item #: 395058 | Model #: TL1255



\$49.97

Sold individually; in-use lifestyle images- accessories not include

This list is for recommendation purposes only. Items may be purchased at the discretion of the homeowner. Sizing and specifications should be verified by purchaser.