

1234 Prestigious Av

Pre-Staging Report

Compliments of

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Introduction

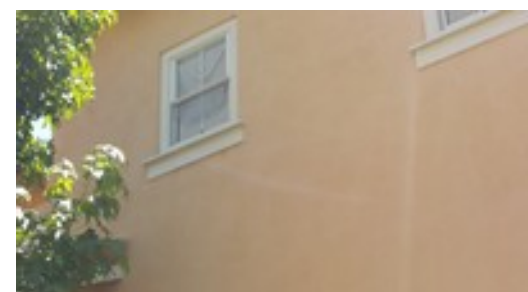
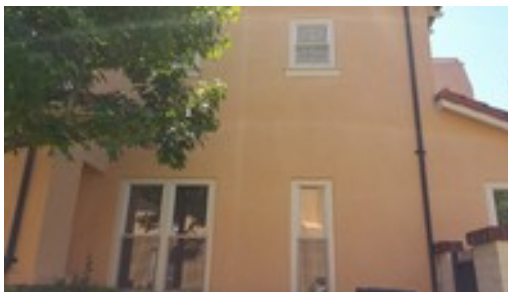
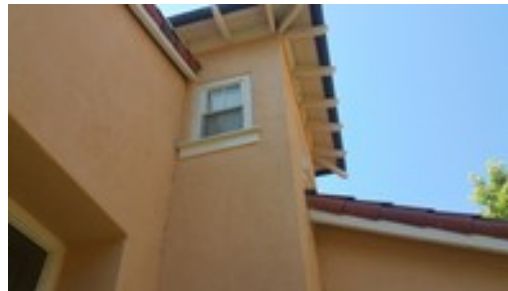
- Please note that there is no science of staging and this report represents opinions and not statement of facts. The recommendations are not presented as requirements but suggestions, opinions, and ideas to help you spruce up your home for a higher price. However, some are really mandatory given that they really don't cost much and really helps with the presentation.
- It should be noted that many of the recommendations are counter to everyday living. Homes don't usually look like model homes everyday.
- Recommendations made in one area of the house may apply to other areas of the house – for example paint touch up, cleaning, organizing or removing personal effects, etc. Remember that the prospective buyer walks in with two prices: The price you are offering to sell the home vs. the price they can afford. Each problem they see, however small, lowers the price they arewilling to pay. Vice versa, it increases the amount of discount they will ask for...
- Definitely, the list of possible improvements is not necessarily complete. There are probably more that did not come to my attention. Home Inspectors will pick out additional problem areas.
- If I think it is highly recommended but may cost a little money, it is highlighted in red.
- Then I'll highlight the easy to do things that doesn't cost hardly any time or money (that you should really do) in purple.
- Other items, you can decide whether to do or not depending on how you feel about it.
- The amount of work you do should depend on whether they are critical for the sale, how much time you have, how much you want to spend, etc. You certainly don't have to do all of them. By all means, it should be reasonable, manageable, and affordable.

Summary

- Overall the property is in good condition. Staging wise, the property is presentable with a little effort. Only very minor work is recommended to enhance the sale.
- Certain projects that are desirable but beyond the scope of the current proceeding include due to time and expense requirements: 1) Painting the interior, especially the Living Room and garage; 2) Remodeling the bathrooms and kitchen with new cabinets and counters; 3) replacing heater/AC and water heater; 4) Repaint/refurbish the stairway and book case above; 5) Renovate the patio structure and AC condenser casing; 6) Many windows have had tint put on them which are now showing crack and wear lines; Etc. **These items are pointed out in red color in this report.**
- Updating the kitchen appliances are also costly but has been approved by the Administrator: Microwave, Oven, Dishwasher, and Trash Compactor. I will drop by the local Home Depot to select an above average brand and make.
- There are many items the homeowner could do that are not so difficult or costly. **These items are pointed out in purple color in this report.** For example, there are many worn or broken electrical switch/outlet face plates. Either the plates are broken or the screw heads are worn. This is one of the first items buyers see when entering the house or room so you want to make the right impression. They also include bathroom and kitchen sink fixtures missing strainers or which are scratched by improper cleaning.
- I also took a crew to do some simple cleaning. **These items are pointed out in green color in this report:** 1) Wipe down of kitchen and bathroom tiles and fixtures; 2) Sweep and clean patio; 3) Wash/Rince bugs and spider webs off of the exterior walls (the area has a lot of bugs due to the lake); 4) Prune rose bushes in patio; 5) Vacuum off spider webs inside the house (not garage); 6) Vacuum / sweep laminate floors.
- In terms of cleaning, we can additionally vacuum wipe inside the cabinets and drawers and do a more detailed / spot cleaning throughout.

Front

- I have requested the HOA to repaint the window sills on the side of the front door and others if they see any needing attention.
- Seal cement cracks on front entry. HOA is not likely to do it but the homeowner can simply paste some sealant caulking available at Home Depot.
- We have washed off a lot of dust, insect, and spider web off walls. The area, however, seems to have a lot of bugs flying about.
- We pruned back flowers encroaching on entry path.
- Replace torn window screen mesh (2 from master bedroom and 1 from hallway).
- We have removed window covering from two windows from master bedroom.



Entry & Stairway

- Replace torn upstairs window screen mesh.
- Replace worn switch plate (not the switches).
- Consider repainting stair case railing. This may cost some money and effort to make it look professional.
- Replace worn front door lock knobs.
- Replace safety lights on stairway that are cracked or missing screws.
- Consider repainting book shelf. Again this may require some money and effort to make it look professional.
- Repair chipped surface on side of stairway wall upstairs.



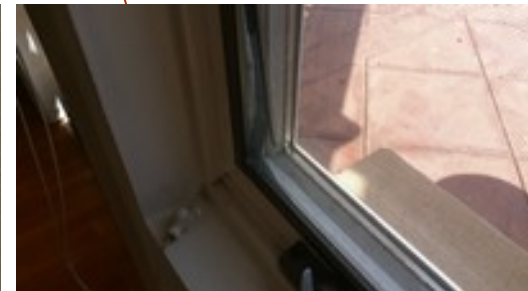
Living Room

- Consider replacing 1st floor laminate/hardwood flooring; it has wear and water damage. This is very costly.
- Replace yellow colored outlets to matching white for an updated look.
- Consider sanding, staining, and coating floor stepping cap.
- Replace cracked and/or worn switch face plates.
- Consider repainting /refinishing /replacing the fireplace mantle. This may require some money and effort to make it look professional.
Remove ashes.
- Fill 2 gaps between floor panels .
- Plug holes in wall (or paint the walls).



Family Room

- Clean fireplace.
- Consider refinishing/repainting /replacing the fireplace mantle (Same as in Living Room).
- Replace broken switch/outlet face plates.
- Repair/repaint patio door.
- The patio window screen mesh does not seem to open. You can either fix or leave it to the new owner.



Laundry-Garage

- Replace broken/worn switch/outlet face plates.
- Repaint wall and replace yellow shelf with white matching colors.
- Replace door stop.
- Consider replacing older garage door opener.
- Consider replacing older water heater.
- Water heater lighter does not click on. Recommend calling professional to switch out ignition module.



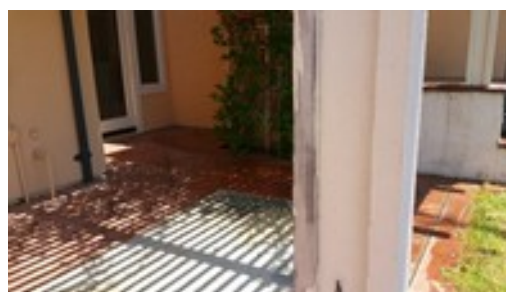
Kitchen

- Clean/refurbish refrigerator receptacle – painting and covering stains would do much to make it look better.
- Replace kitchen appliances (microwave, oven, dishwasher, trash compactor). Will look into at local Home Depot.
- Consider replacing tile counters with quartz & add back splash. Or clean tiles and grout.
- Replace patio access door knobs.
- Replace yellow/cracked/worn outlet and switch face plates.
- Plug hole above tile / Clean grouts.
- Replace non-working bulb.
- Replace, refinish kitchen cabinets and cabinet doors.
- Replace cracked, scratched, or worn sink fixtures / strainers.
- One bulb is not functional.



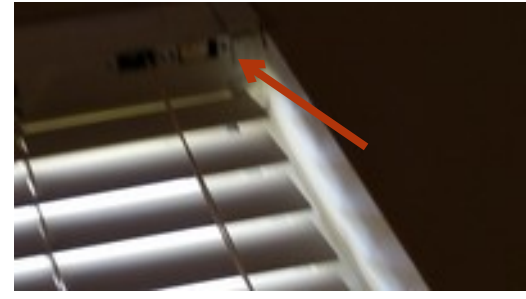
Patio

- Rose bushes have been trimmed.
- Repair, replace, or remove condenser housing. Removing will be faster than replacing.
- Patio has been removed of debris and hosed down. It will be watered and cleaned weekly.
- Replace sprinkler nozzle.
- Spider webs were removed from fence.
- Repair and repaint patio structure. Alternatively, repaint parts with chipped paint.
- Repair planter wall/bricks.
- Replace BBQ grill. Alternatively clean / refurbish.



Master Bedroom

- Replace door knobs and locking lever.
- Paint around/behind thermostat.
- Replace 2 broken window screen meshes.
- One or two blinds are missing the opener rods.
- Install cable wire wall plate.



Master Bath

- Put casing around mirror edge to cover water damage.
- Repaint/refinish cabinets / replace cabinet doors. The prior paint job was of low quality and has begun to scratch and peel.
- Paint touchup / caulk around light switch / base moulding.
- Replace scratched sink fixtures.
- Replace worn or cracked switch face plate.
- One bulb is not functional.



Other Rooms

- Bedroom 2 (North): Replace missing curtain handle, cracked outlet face plates, and yellow phone outlet plate.
- Bedroom 3 (East): Remove paint specks on floor, hole in wall near outlet, chipped corner outside, discolored phone outlet plate.
- Jack and Jill Bath: Replace missing piece at top and the blind itself is weathered – consider replacement of this cheaper kind of blind.
Repaint/refinish cabinets / replace cabinet doors. The prior paint job was of low quality and has begun to scratch and peel.
- Downstairs Bath: Just needs some cleaning (Toilet stain).
- Garage: Has a lot of marks on walls and lots of spider webs. Consider cleaning it or painting it.

