

PROJECT: Residence, Dallas, TX – Staging for Sale

PRESENTED TO: Donna Leibow

DATE: December 20, 2018

Overall recommendations include removing all personal effects (family photos and religious items) so that potential buyers may see themselves moving in and lightening the interiors to enhance the spaciousness of the home. Color selections will be provided upon request, but generally to be cream-colored walls with white trim. Most ceilings to be white; exceptions listed below.

Specific observations/ideas are listed below per room. Note that this is may not be complete and may need adjustment as the project progresses. After the homeowners store or remove miscellaneous items, it would be beneficial to walk through the home again and see what art pieces can be used or moved to other rooms and what would need to be purchased.

Exterior front:

- Sod or mulch yard
- Pot 4 large planters on porch
- Remove leaves from roof
- Power wash porch

Den (right of entry):

- Rearrange furniture (center on fireplace)
- Repair shutter

Dining Room:

- Paint walls (don't think it's necessary to remove texture)
- Replace fogged lower window
- Paint ceiling light sky blue (to further lighten space and accentuate height of ceiling)

Side yard:

- Large potted plant on table
- Move 4 chairs from pool area around table with new covers
- Fill yard with rocks or stone to cover muddy areas
- Install tea lights across top of table from parallel rooftops

Breakfast room area:

- Either remove brackets on windows or install shades (keep up when showing home)
- Replace or paint switch plate under window
- Install brighter lightbulbs in overhead fixture

Kitchen:

- (Don't think it's necessary to replace the cabinet door fronts; paint and simple/contemporary handles/knobs will update the space; also feel that island countertop material is fine and can be staged with large bowl of citrus to brighten up.)
- Check all cabinet doors and repair any that aren't hanging or closing properly
- New colorful mat in front of sink
- Place trashcan in garage when showing home

Garage:

- Paint ceiling
- Remove or paint over stickers on box

Back yard:

- Replace top of portico
- Clean table and pot large plant
- New covers for remaining 4 chairs
- Install tea lights around parameter of portico top
- Sod all grassy areas except one right outside garage door; cover that area with rocks and place a small wrought iron café table with 2 chairs in center with small potted plant
- Replace tree in planter to left of portico
- Wall art for fence opposite garage
- Remove all stone/concrete edging
- New colorful mat for back door

Enclosed sunroom:

- Paint ceiling silver
- Remove Roman shades - tbd
- Wall art over door area – tbd

Downstairs hall bathroom:

- Repair cabinet door
- Remove toilet brush
- New (aqua) rug and tea towels

Laundry room:

- Remove all items from walls and paint (light yellow)
- Replace cabinet hardware
- Replace light fixtures
- Remove popcorn texture from ceilings

Formal living room:

- Paint ceiling light sky blue (to tie in with dining room and accentuate height of ceiling)
- Slightly pull sofa out from in front of the window
- Remove chair and pots behind sofa

Bar:

- Fill up wine rack (bottles can be empty!)
- Remove most items from countertop
- Place cocktail napkins in holder on countertop extension

Master bedroom:

- Repair wood floor and purchase large area rug under bed
- New cloths for side tables
- Bench for wall to left of door
- Rearrange chairs

Master bathroom:

- New colorful bath mats (2) and hand towels
- Paint cabinets and mirror frames (brown “wood” color)
- Clean skylight

Master closet:

- Repair carpet square
- Remove trashcan

Upstairs landing:

- Add chairs at desks

Guest bedroom 1:

- Update bedding (colorful throw across bottom of bed; new pillow shams and 1 accent pillow)
- New cloth for side table
- Clean carpet

Upstairs bathroom:

- Replace countertop (adjacent to bedroom 1) with new faucet/knobs
- Replace flooring throughout
- Install corner shower curtain rod/curtain
- Replace faucet/knobs (hall vanity area)

Guest bedroom 2 (end of hall):

- Rearrange furniture