



Occupied Home Staging Report

**Project:**

[Project Name / Address]

Client:

Realtor Name/Company

Prepared by:

Lyndsay Johnson

Nestled Interiors

Date:

[Month Day, Year]

WELCOME!

Thank you for inviting **Nestled Interiors** to assist in preparing your client's home for market. This report includes detailed recommendations for improving the property's presentation, highlighting its best features, and appealing to the widest range of potential buyers.

These suggestions are based on our on-site consultation and observations. Implementation of the recommendations will enhance the home's marketability, photography, and first impressions during showings.

SCOPE OF WORK

Type of Staging Service : Occupied Home

Primary Objectives:

- First Impressions
- Room by Room Assessment
- Styling Recommendations
- Photo Day + Showing Prep

FIRST IMPRESSIONS

Category	Notes
Curb Appeal	[e.g., Power wash walkway, add fresh mulch, seasonal planters by entry.]
Front Entry/Foyer	[e.g., Remove excess shoes and coats; add a neutral rug and simple mirror.]
Lighting/Brightness	[e.g., Replace yellow bulbs with daylight LEDs; open blinds for photos.]
General Cleanliness	[e.g., Schedule deep clean; clean windows, clean tile grout in bathroom.]
Odors / Air Freshness	[e.g., Neutralize pet or cooking smells; add subtle scent diffusers.]

STYLING RECOMMENDATIONS

Category	Suggestions
Color Palette	[eg. Warm neutral base (soft greige, white, or taupe) with minimal accent colors.]
Artwork	[eg. Keep large-scale, neutral art with natural or abstract themes.]
Lightning	[eg. Ensure all fixtures are working; use consistent bulb temperature throughout.]
Soft Goods	[eg. Incorporate light throws, textured pillows, and greenery for freshness.]
Decor	[eg. Simplify. Remove 30–40% of existing items to create an airy, spacious look.]

ROOM BY ROOM ASSESSMENT

Living Room / Family Room

- ☐ Declutter surfaces; remove personal items and excess décor.
- ☐ Rearrange furniture to open sight lines and highlight focal points (fireplace, windows).
- ☐ Remove dated or heavy drapery; replace with light neutral panels.
- ☐ Use neutral throw pillows and one large statement art piece above sofa.
- ☐ Hide cords, remotes, and excess electronics for photos.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

Kitchen & Dining Area

- ☐ Clear all counters except 2–3 simple items (bowl of fruit, plant, coffee maker).
- ☐ Remove fridge magnets and personal notes.
- ☐ Organize cabinets and pantry; buyers often peek inside.
- ☐ Set dining table with simple neutral place settings or centerpiece.
- ☐ Ensure sink and appliances are spotless.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

ROOM BY ROOM ASSESSMENT

Primary Bedroom

- ☐ Make beds with fresh white or neutral bedding.
- ☐ Remove family photos and personal décor.
- ☐ Store excess clothing to make closets appear spacious.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

Kid's/Guest Bedroom 1

- ☐ Make beds with fresh white or neutral bedding.
- ☐ Remove family photos and personal décor.
- ☐ Store excess clothing to make closets appear spacious.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

Kid's/Guest Bedroom 1

- ☐ Make beds with fresh white or neutral bedding.
- ☐ Remove family photos and personal décor.
- ☐ Store excess clothing to make closets appear spacious.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

Bathrooms

- ☐ Remove all personal toiletries from counters and showers.
- ☐ Add fresh white towels and a neutral shower curtain.
- ☐ Add greenery or a small candle for warmth.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

ROOM BY ROOM ASSESSMENT

Office / Bonus Spaces

- ☐ Define purpose of each space (e.g., guest room vs. office).
- ☐ Declutter desk and hide cables.
- ☐ Add soft textiles and greenery to make the room inviting.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

Basement / Storage Areas

- ☐ Organize and minimize storage items.
- ☐ Remove unnecessary furniture or equipment.
- ☐ Brighten space with added lighting if possible.

Furniture to remove: _____

Furniture to add: _____

Accessories to remove: _____

Accessories to add: _____

PHOTO DAY & SHOWING PREP

- ☐ Open all blinds and turn on lights.
- ☐ Hide trash cans, pet items, and cleaning supplies.
- ☐ Remove floor mats and towels (except for styled versions).
- ☐ Add final styling touches (throw blanket, single vase, etc.).
- ☐ Step outside and view home as a buyer would — adjust accordingly.

ACCEPTANCE + APPROVAL

The agreed-upon fee for the Staging Report service is due in full upon acceptance of this agreement. No additional services will be performed beyond the defined scope unless authorized in writing. Should the Client engage the Designer for additional staging or design services, the Staging Report fee will be credited toward the total cost of those services.

By signing below, the Client acknowledges that they have reviewed and accepted the terms of this agreement and authorize the Designer to proceed with the preparation of the Staging Report as described.

Client Name: _____

Date: _____

Signature: _____

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