

# Décor Decorum

## Home Staging and Interior Re-Design



703-655-4789

Below is the Recommendations List for the property located at 3152 Covewood Ct. #N., Falls Church, VA. These recommendations are intended to make the property appeal to largest market possible.

In addition to the items listed below it is recommended that the *paint be touched up throughout, the trim kits for the recessed lighting be replaced and the carpets be cleaned.*

<b>Foyer</b>	Replace flooring+ Repair doors and windows+ Remove storage Remove bookshelves Remove shoe rack Replace rug* Add mirror* Add entry table* Add decorative accessories* Clean light fixture Remove bulletin board Replace button on hand rail*
<b>Closet</b>	Ensure doors operate smoothly+ Remove all storage Remove items on floor Remove all unnecessary items
<b>Top of closet</b>	Remove storage items
<b>Landing</b>	Remove coat rack Remove personal wall art Remove wall hook

**Living Room**

Relocate TV+  
Reposition furniture  
Lower wall art  
Remove clock  
Remove speakers//electronics  
Remove storage items  
Remove drums/guitar

**Dining Room**

Iron drapes and open completely  
Remove rug  
Remove 2 bookcases  
Clean light  
Remove personal photos  
Lower wall art

**Kitchen**

Remove all non-decorative items  
Add rug\*  
Remove items from refrigerator  
Add gourmet accessories\*  
Repair closet door+  
Organize closet items

**Master Bedroom**

Remove desk  
Remove personal items  
Remove black corner cabinet  
Remove all personal photos counters and wall  
Reposition dresser  
Replace closet doors\*+  
Remove cat door guard+  
Repair door+  
Remove all non-coordinating furniture  
Remove wall shelving

**Closets**

Repair doors+  
Remove all non-essential items  
Condense clothing to 2 closets  
Create linen closet  
Remove shoes from door  
Organize shelves/clothes  
Remove items from floor

**Bath**

Replace vanity+  
Replace countertop+  
Replace mirror\*+  
Replace flooring+  
Remove garbage can  
Remove tissue holder  
Add decorative accessories\*  
Add fluffy white towels and rug\*  
Re-grout tub+  
Remove all toiletries  
Remove items on doors  
Remove floor cabinet

**Utility Closet**

Remove all non-utility items

Décor Decorum, LLC will stage/re-arrange the entire interior of the property using the client's furniture, accessories and items purchased\* specifically for the property for \$995 (includes Realtor discount of -\$255).

*Items in italics are not included in pricing*

\*Items purchased specifically for property. Client pays Décor Decorum, LLC regular retail prices.

+Labor items, available at additional fee. Pricing will be provided upon request.