SAMPLE REPORT — FOR DEMONSTRATION PURPOSES

PropertyReady AI

Property Analysis Report

Sample Property — 123 Maple Lane

Generated October 7, 2026



Well Prepared

15 areas submitted

15 fully analyzed · 0 partial · 0 need photos

1 Score Breakdown

Scores describe visual pre-listing presentation readiness based on the submitted photo coverage. They do not assess property condition, safety, inspection results, market value or likelihood of sale. Unshown conditions remain unassessed.

Decluttering — 79

Primary Bedroom: Several small loose items are visible on the bed, floor, and dresser, but the room is not heavily cluttered.

Furniture & Flow — 87

Family Room: The layout works well, though large furniture pieces and foreground items block some open floor visibility.

Paint & Finishes — 88

Garage: Unfinished drywall seams and broad floor discoloration are clearly visible and keep the interior from looking fully finished.

Lighting — 89

Mechanical Room: The room is lit well enough for documentation, though the back and side areas are somewhat shadowed.

Curb Appeal — 83

Side Exterior: The landscaping is generally maintained, but leaf litter and exposed storage items reduce polish.

Photography Readiness — 81

Garage: Coverage is strong, but the visible stains, debris, and busy perimeter storage still need cleanup for a more polished listing image.

2 Priority Actions

Do Before Listing

- Patch the torn carpet section with a matching donor patch or a small carpet repair kit.
  Why: A localized patch addresses the visible break in the carpet surface better than cleaning or tidying. It directly improves the damaged area and is usually the most practical pre-listing fix for a small tear.
- Have the front gutter/roof-edge debris cleared from ladder access or a safe ground-level reach point.
  Why: Removing the visible buildup directly improves the roofline presentation and keeps the issue from drawing attention in photos. The roofline debris is highly visible and should be addressed before marketing photos.
- Blot or dry the visible damp-looking floor areas and keep the slab clear until it dries.
  Why: This can quickly reduce the most noticeable floor blotching if the surface is only wet or tracked moisture, but it will not fix true staining. It is the fastest way to improve the most visible floor issue without waiting for materials.

Probably Skip

~~Nothing identified to skip at this time.~~

General Pre-Listing Guidance

Optional seller-prep guidance - not a finding from your photos.

Listing-photo preparation
Consider taking a test photo from each planned listing angle before the shoot. Use that frame to spot foreground obstructions and distracting items; avoid moving useful furnishings that are already outside the frame.
A test frame directs effort toward what the listing image will actually show.
The check or planning step requires no purchase. Any resulting paid work needs a separate estimate and is not included in the budget plan.

Avoiding unnecessary major renovations
Consider reviewing the preparation plan with your agent before committing to a major renovation; start with the smaller justified actions.
A larger project is not automatically necessary simply because a budget is available.
The check or planning step requires no purchase. Any resulting paid work needs a separate estimate and is not included in the budget plan.

3 Room-by-Room Findings

Finished Basement

83/100 — Well Prepared

◉ Strong Coverage

Score context: The basement is well lit and generally staged, but multiple visible everyday items on the coffee table, seating, and floor keep it from reading fully photo-ready.

✓ WHAT PRESENTS WELL

- Finished basement appears staged and generally tidy overall
- Recessed lights and table lamps are illuminated, providing even warm lighting

◎ WORTH DOING IF TIME ALLOWS

- Space the framed photos and decor more evenly or remove one or two pieces temporarily.
- Fold or drape the blankets more neatly if you want a cleaner staged look.
- Fold or drape the throws more neatly over the seating.

Dining Room

86/100 — Well Prepared

◉ Strong Coverage

Score context: The room is attractive and staged, but visible personal items, open textile storage, and slightly dim corners keep it from reading fully photo-ready.

✓ WHAT PRESENTS WELL

- Dining room appears staged with coordinated wood furniture, curtains, wall art, and china cabinet.
- Table centerpiece, runner, and chandelier create a cohesive focal point.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Remove the jacket from the chair and store it out of sight.
- Clear the papers and loose item from the table.
- Open the curtains and turn on available lights before photographing.

Entry

84/100 — Well Prepared

◉ Strong Coverage

Score context: The entry is tidy, staged, and visually cohesive, with only minor photo-level issues such as reflections, partial obstructions, and light wear on carpeted areas.

✓ WHAT PRESENTS WELL

- Entry hall appears tidy and staged with coordinated decor.
- Wall art, console table, mirror, and lamp are visually aligned and proportionate to the space.

◎ WORTH DOING IF TIME ALLOWS

- Vacuum the stair carpet and brush the pile lightly.

Family Room

82/100 — Well Prepared

◉ Strong Coverage

Score context: The room is well lit, coordinated, and generally orderly, with only minor visible clutter, reflection, and normal-use wear reducing the photo-ready feel.

✓ WHAT PRESENTS WELL

- Room appears well lit with recessed lighting, lamp lighting, and daylight from adjacent spaces.
- Furniture and decor are coordinated and the room appears intentionally staged.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Remove the loose items from the coffee table before photos and return only one simple styled piece if desired.

Front Exterior

83/100 — Well Prepared

◉ Strong Coverage

Score context: The front exterior is generally attractive and well kept, but scattered leaves, a tipped planter, visible bins, and a few plant-appearance issues create several minor preparation distractions.

✓ WHAT PRESENTS WELL

- Front elevation appears well-kept with coordinated stone, siding, trim, and shutters.
- Porch, walk, and driveway are fully visible across most of the frame.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Have the front gutter/roof-edge debris cleared from ladder access or a safe ground-level reach point.
- Overseed the thin patches after raking out dead material and keeping the area evenly watered during establishment. Allow establishment time before photos; check the listing timeline.
- Have the driveway professionally cleaned to reduce the visible discoloration.

Garage

68/100 — Good Foundation

◉ Strong Coverage

Score context: The garage is functional and open, but the visible floor staining, scattered debris, and unfinished drywall surfaces create several clear preparation issues.

✓ WHAT PRESENTS WELL

- Garage interior is largely open with stored items kept mostly along the perimeter walls.
- Wall-mounted and shelf storage is visible on both sides, limiting obstruction of the main floor area.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Blot or dry the visible damp-looking floor areas and keep the slab clear until it dries.
- Sweep or hand-pick the loose leaves from the driveway edge and threshold.

Upstairs Hallway

86/100 — Well Prepared

◉ Strong Coverage

Score context: The hallway is attractive and generally clean, with the main issues being a few visible loose items on the floor and railing that create minor staging distractions.

✓ WHAT PRESENTS WELL

- Hallway appears staged with coordinated decor and warm lighting.
- Wood flooring and trim present a generally clean, polished appearance.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Put the shoes into a closet, basket, or shoe cabinet before photographing.

Kitchen

86/100 — Well Prepared

◉ Strong Coverage

Score context: The kitchen is bright, coordinated, and generally orderly, but multiple visible countertop items, dense refrigerator displays, and minor floor wear keep it from photo-ready status.

✓ WHAT PRESENTS WELL

- Bright overall kitchen with multiple recessed lights, pendant lights, and window daylight visible.
- Cabinet faces, countertops, and appliances appear generally coordinated and orderly.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Clear the island edge and put personal items away before photos.
- Sweep and spot-wipe the visible floor marks.

◎ WORTH DOING IF TIME ALLOWS

- Tidy the sink area by grouping or temporarily storing the rack and extra bottles out of the main view.

Laundry Room

80/100 — Well Prepared

◉ Strong Coverage

Score context: The room is generally tidy and well presented, but several visible laundry items, floor-level storage pieces, and a few floor/rug marks keep it from feeling photo-ready.

✓ WHAT PRESENTS WELL

- Shelving appears orderly with detergents and baskets grouped neatly.
- Washer, dryer, sink area, and door present a coordinated and tidy overall appearance.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Remove the clothing and towels from the appliance tops and put them in a hamper or fold them away.
- Spot-clean the marked area if the fiber allows it.

◎ WORTH DOING IF TIME ALLOWS

- Nudge the doormat to align with the door opening and floor lines.

Primary Bathroom

84/100 — Well Prepared

◉ Strong Coverage

Score context: The bathroom is bright, well staged, and largely tidy, with the main issues being visible countertop items, a few loose floor accessories, and some open storage that keep it from looking fully photo-ready.

✓ WHAT PRESENTS WELL

- Bathroom appears bright and well lit with multiple sconces and recessed lights visible.
- Vanity, tub, shower enclosure, mirrors, wall art, rugs, and window area are clearly shown in one view.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Put the loose left-side toiletries into the vanity or a tray and keep only one staged set out.

◎ WORTH DOING IF TIME ALLOWS

- Straighten the bath mat so it sits squarely to the tub before photos.
- Limit visible products in the shower niche and around the tub to a minimal, orderly set.

Primary Bedroom

78/100 — Well Prepared

◉ Strong Coverage

Score context: The bedroom is generally attractive and well staged, but the visible carpet tear and several loose items keep it out of photo-ready territory.

✓ WHAT PRESENTS WELL

- Bed is made and centered neatly against the headboard wall.
- Window treatments appear evenly hung across the window.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Patch the torn carpet section with a matching donor patch or a small carpet repair kit.
- Smooth and re-lay the bedding edges and throws more evenly.

◎ WORTH DOING IF TIME ALLOWS

- Trim any loose frayed fibers and keep the area clear of traffic.

Mechanical Room

82/100 — Well Prepared

◉ Strong Coverage

Score context: The room is generally orderly and functional, but the photo shows several visible presentation issues: a worn rug, scattered floor staining, a few stored items in view, and some shadowed areas.

✓ WHAT PRESENTS WELL

- Mechanical equipment and shelving are visibly arranged in defined zones.
- Floor area remains partially open for access between the furnace, water heater, and shelving.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Remove the rug for listing photos if it is not needed for safety or comfort.
- Dry sweep and spot-scrub the stained traffic path with an appropriate cleaner.
- Scrub the drain surround with a suitable cleaner and rinse thoroughly.

Powder Room

82/100 — Well Prepared

◉ Strong Coverage

Score context: The powder room is generally clean, coordinated, and well lit, with only minor presentation issues: some doorway obstruction, a cropped floor view, and visually busy styling in a compact space.

✓ WHAT PRESENTS WELL

- Coordinated warm lighting is functioning and evenly illuminates the vanity wall.
- Vanity, toilet, framed art, and accessories appear neatly arranged.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Move the wastebasket to a less constricted spot or remove it when not needed.

Rear Exterior

83/100 — Well Prepared

◉ Strong Coverage

Score context: The rear exterior is broadly tidy and staged, with the main issues limited to patchy lawn, light plant browning, minor clutter at the right edge, and normal surface weathering on fence and patio materials.

✓ WHAT PRESENTS WELL

- Rear elevation appears broadly tidy and landscaped.
- Patio furniture is arranged in an orderly grouping on the paved area.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Remove or consolidate the loose items into closed storage and clear the ground corner.
- Overseed and topdress the bare patches. Allow establishment time before photos; check the listing timeline.

◎ WORTH DOING IF TIME ALLOWS

- Remove loose debris and edge the perimeter so the bare turf reads cleaner.

Side Exterior

78/100 — Well Prepared

◉ Strong Coverage

Score context: The exterior is generally maintained and landscaped, but visible leaves, prominently placed bins, and a few distracting yard details keep it from feeling photo-ready.

✓ WHAT PRESENTS WELL

- Exterior siding, stone veneer, trim, windows, and garage door appear orderly and well aligned in this view.
- Landscape beds are mulched and generally maintained with trimmed shrubs and trees visible.

⚑ HIGH PRIORITY — ADDRESS BEFORE LISTING

- Move the bins to a less visible side or rear storage spot and close the lids.
- Blow or rake the driveway leaves into a bag and dispose of them.
- Rake or hand-pick the leaves off the mulch bed.

4 Budget Guidance

NO COST

Start here. Prioritize these actions using what you already have.

Garage — priority allowance
Garage $0 → From your photos
See Priority Actions for the task and reason.

Remove the rug for listing photos if it is not needed for safety or comfort.
Mechanical Room $0 → From your photos

Move the wastebasket to a less constricted spot or remove it when not needed.
Powder Room $0 → From your photos

Move the bins to a less visible side or rear storage spot and close the lids.
Side Exterior $0 → From your photos

Remove the jacket from the chair and store it out of sight.
Dining Room $0 → From your photos

Put the shoes into a closet, basket, or shoe cabinet before photographing.
Upstairs Hallway $0 → From your photos

Additional no-cost improvements

Clear the island edge and put personal items away before photos.
Kitchen $0 → From your photos

Remove the clothing and towels from the appliance tops and put them in a hamper or fold them away.
Laundry Room $0 → From your photos

Put the loose left-side toiletries into the vanity or a tray and keep only one staged set out.
Primary Bathroom $0 → From your photos

Trim any loose frayed fibers and keep the area clear of traffic.
Primary Bedroom $0 → From your photos

Remove loose debris and edge the perimeter so the bare turf reads cleaner.
Rear Exterior $0 → From your photos

Space the framed photos and decor more evenly or remove one or two pieces temporarily.
Finished Basement $0 → From your photos

UNDER $500

Complete the No Cost actions, then add these improvements. Combined estimated spending stays under $500.

Estimates are planning allowances, not quotes. Check local prices before committing; if costs are higher, prioritize the first actions and stay within your chosen budget.

Overseed the thin patches after raking out dead material and keeping the area evenly watered during establishment. Allow establishment time before photos; check the listing timeline.

Front Exterior | Up to $150 | → From your photos

UNDER $2,000

Build on both earlier plans with these additional improvements. Combined estimated spending stays under $2,000.

Estimates are planning allowances, not quotes. Check local prices before committing; if costs are higher, prioritize the first actions and stay within your chosen budget.

Front Exterior — priority allowance

Front Exterior | Up to $250 | → From your photos

See Priority Actions for the task and reason.

Have the driveway professionally cleaned to reduce the visible discoloration.

Front Exterior | Up to $350 | → From your photos

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5 Your 7-Day Preparation Plan

1 DAY 1

Choose the scope

Why this step: Agree on the priority areas: Primary Bedroom, Front Exterior, Garage. Use Priority Actions to decide what merits attention first.

2 DAY 2

Arrange any paid work

Why this step: Confirm scope and local costs for Front Exterior before committing; the allowances are in Budget Guidance.

3 DAY 3

Complete the selected preparation

Why this step: Work through the room recommendations you chose, grouping similar tasks into one visit or session.

4 DAY 4

Check finish readiness

Why this step: Allow required drying or curing time for the selected treatments before photography. Confirm contractor scope and availability where applicable; this plan does not establish a completion date.

5 DAY 5

Review the result

Why this step: Walk through the priority areas once. Confirm the selected work is complete before adding any optional spending.

6 DAY 6

Prepare the photographs

Why this step: Use the Photo-Day Checklist for framing and presentation. Photograph only when the selected preparation is ready.

7 DAY 7

Agree on the listing plan

Why this step: Use Agent Notes to confirm the remaining decisions and photography date. This sequence is flexible, not a completion guarantee.

6 Photo-Day Preparation Checklist

AREA	SCORE	STATUS	PREP NOTES
Finished Basement	● 83	✓ Ready	—
Dining Room	● 86	○ Prep Needed	—
Entry	● 84	✓ Ready	Photograph from a slightly different angle to reduce glare. Open or close the door to a more favorable position before photographing.
Family Room	● 82	○ Prep Needed	Photograph from a slightly higher or wider angle to capture more of the floor around the seating group. Use a wider framing position that includes more of the adjacent openings if the goal is broader inventory coverage.
Front Exterior	● 83	○ Prep Needed	—
Garage	● 68	○ Prep Needed	—
Upstairs Hallway	● 86	○ Prep Needed	—
Kitchen	● 86	○ Prep Needed	—
Laundry Room	● 80	○ Prep Needed	—
Primary Bathroom	● 84	○ Prep Needed	—
Primary Bedroom	● 78	○ Prep Needed	—

Mechanical Room	● 82	○ Prep Needed	—
Powder Room	● 82	○ Prep Needed	Open the door wider or shoot from a slightly different doorway position. Step back or reframe so the full rug is included.
Rear Exterior	● 83	○ Prep Needed	—
Side Exterior	● 78	○ Prep Needed	—

7 A Property Summary You Can Share

Agent Notes

> *"Use these discussion points to agree on preparation scope, spending and the listing-photo date."*

Estimated Prep Time: Depends on the selected scopes and local availability; the seven-day plan organizes preparation rather than promising completion.

Estimated Prep Cost: Planning allowance up to $750; confirm local costs.

Photo Readiness: Review each area's photo checklist and any coverage limitations before booking photography.

DISCUSSION POINTS

- Preparation focus: agree which of Primary Bedroom, Front Exterior, Garage should be completed before listing.
- Spending decision: review the allowances for Front Exterior before commissioning work; avoid expanding the scope without a clear presentation benefit.
- Photography timing: allow the finish-readiness or establishment time noted in the room advice; the seven-day sequence may need to move.
- Presentation strength to build on: Finished Basement: Finished basement appears staged and generally tidy overall
- Unpriced priority: obtain a local estimate for Primary Bedroom; this work is not included in the budget allowance.

Disclaimer: This report is for informational purposes only and is not a home inspection, appraisal, or professional real-estate consultation. Results are based solely on submitted photographs. Rooms with partial or insufficient photo coverage are scored conservatively — the absence of visible problems in a limited view is not evidence of room readiness. PropertyReady AI makes no guarantee of any particular sale outcome.

Demonstration sample: This report was generated from property photos. The property identifier is fictional. Findings will vary for each property.

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