

Room	Item	Priority	Budget Low	Budget High	Buy New or Used	Why It Matters	Purchased	Actual Cost	Vendor / Source	Notes
Bedroom 1	Queen hybrid mattress	Must-Have	700	1200	Buy New	Pocket coils + foam top. Never all-foam bed-in-a-box. Bad mattress budget				\$700-\$900 sweet spot for most Temple setups
Bedroom 1	Bed frame	Must-Have	75	200	Used OK	Solid metal or wood. No squeaky trundles or daybeds.				
Bedroom 1	Nightstand	Recommended	0	50	Used OK	Low stress item. FB Marketplace or CORT Killeen.				
Bedroom 1	Dresser	Recommended	0	75	Used OK	Solid wood preferred. Source used to offset mattress costs.				
Bedroom 1	Mattress encasement	Must-Have	20	30	Buy New	Heavy-duty protector. Prevents stains and bedbugs.				
Bedroom 1	Pillows (2-3)	Must-Have	20	40	Buy New	Medium-firm. Include pillow protectors.				
Bedroom 2	Queen hybrid mattress	Must-Have	500	900	Buy New	Can be slightly lower-tier than primary if budget tight.				
Bedroom 2	Bed frame	Must-Have	75	200	Used OK	Same specs as primary bedroom.				
Bedroom 2	Nightstand	Recommended	0	50	Used OK	Low stress item.				
Bedroom 2	Dresser	Recommended	0	75	Used OK	Source used.				
Bedroom 2	Mattress encasement	Must-Have	20	30	Buy New	Mandatory for every bed.				
Bedroom 2	Pillows (2)	Must-Have	15	30	Buy New	Medium-firm with protectors.				
Blackout/Bedding	Blackout curtains	Must-Have	75	150	Buy New	#1 requirement for night-shift nurses. Standard blinds fail completely.				
Blackout/Bedding	Blackout curtains	Must-Have	75	150	Buy New	Same specs for second bedroom.				
Blackout/Bedding	Suction-cup blackout	Recommended	20	40	Buy New	Backup seal for total darkness. Cheap and massive impact.				
Blackout/Bedding	Sheet sets (4 total)	Must-Have	80	160	Buy New	Commercial-grade white. Bleachable. Always two sets per bed.				
Blackout/Bedding	Duvet/comforter	Must-Have	60	120	Buy New	White and machine-washable. Include duvet covers.				
Blackout/Bedding	White noise machine	Recommended	40	80	Buy New	Hatch or Dohm brand. Essential for train noise and daytime sleep.				
Living Room	Durable sofa/sectional	Must-Have	800	1500	Buy New	Highest-wear item. IKEA Stockholm/Morabo benchmark. Must be cleanable. IKEA Round Rock is closest to Temple				
Living Room	Coffee table	Recommended	0	75	Used OK	Always buy used. Standard wood depreciates immediately.				
Living Room	TV console	Recommended	0	75	Used OK	Functional only. Source used.				
Living Room	Accent chair	Optional	50	150	Used OK	Must be comfortable. No aesthetic-only hard seating.				
Living Room	Heavy area rug	Optional	50	150	Buy New	Heavy-weight or secured with rug tape. Thin rugs = slip hazard.				
Workspace	Compact desk	Must-Have	50	100	Used OK	Medical professionals chart and study from home.				
Workspace	Ergonomic office chair	Must-Have	100	200	Buy New	A rigid wooden chair is unacceptable. Must be adjustable.				
Workspace	Task lamp (LED)	Recommended	15	30	Buy New	Adjustable. Needed for late-night charting.				
Dining	Dining table	Recommended	50	150	Used OK	Common overspend trap. FB Marketplace delivers best value.				
Dining	Dining chairs (4)	Recommended	50	150	Used OK	Structurally sound. Match not required.				
Kitchen	Pots and pans set	Must-Have	80	150	Buy New	Avoid cheap Teflon. Flakes into food within months.				
Kitchen	Full utensil set	Must-Have	20	40	Buy New	Spatulas, ladles, tongs, can opener, peeler.				
Kitchen	Flatware set (serveware)	Must-Have	20	35	Buy New	Stainless steel. Extra sets prevent mid-stay shortages.				
Kitchen	Plates and bowls	Must-Have	30	50	Buy New	Microwave-safe, dishwasher-safe, virtually indestructible.				
Kitchen	Glassware and mugs	Must-Have	15	25	Buy New	Include to-go coffee cups for shift workers.				
Kitchen	Coffee maker (Keurig)	Must-Have	40	80	Buy New	Coffee is non-negotiable for medical shift workers.				
Kitchen	Blender	Recommended	25	50	Buy New	Smoothies and meal prep staple.				
Kitchen	Slow cooker / Instant Pot	Recommended	30	60	Buy New	Major meal-prep tool for batch-cooking on days off.				
Kitchen	Tupperware / food storage	Must-Have	15	30	Buy New	Extensive set. Nurses meal-prep weekly for 3 AM shifts.				
Kitchen	Cutting boards and knives	Recommended	20	40	Buy New	Full kitchen functionality required.				
Kitchen	Mixing bowls set	Recommended	10	20	Buy New	Nested set for meal prep.				
Tech/Security	Smart TV (43-55 inch)	Must-Have	200	350	Buy New	Pre-load streaming apps. Lock into Guest Mode.				
Tech/Security	Wi-Fi 6 mesh router	Must-Have	150	300	Buy New	Eero 6 Plus or Netgear Orbi. Eliminates dead zones in 1500+ sq ft.				
Tech/Security	Smart deadbolt lock	Must-Have	150	250	Buy New	Schlage Encode (Wi-Fi) or U-tec (Bluetooth). Remote code management.				
Tech/Security	Smart thermostat	Must-Have	100	180	Buy New	Ecobee or Nest. Defensive measure against ERCOT summer bills.				
Bath/Safety	Bath towels (4 sets)	Must-Have	40	80	Buy New	100% cotton white. Dark washcloths for makeup removal.				

Bath/Safety	Washable bath mat	Must-Have	15	30	Buy New	Non-slip backed.						
Bath/Safety	Shower curtain + mat	Must-Have	15	25	Buy New	Heavy-duty with liner.						
Bath/Safety	First aid kit	Must-Have	15	25	Buy New	Basic supplies.						
Bath/Safety	Fire extinguisher	Must-Have	20	35	Buy New	Kitchen-rated. Mount visibly.						
Utility/Cleaning	Vacuum cleaner	Must-Have	60	120	Buy New	Lightweight upright or stick vac.						
Utility/Cleaning	Mop and broom set	Must-Have	20	40	Buy New	Swiffer WetJet or equivalent for hard floors.						
Utility/Cleaning	Iron and ironing board	Recommended	25	45	Buy New	Medical professionals may need pressed attire.						
Utility/Cleaning	Initial paper products	Must-Have	15	25	Buy New	TP, paper towels. Stock for first 2 weeks.						
Utility/Cleaning	Cleaning supplies	Recommended	20	35	Buy New	All-purpose cleaner, dish soap, sponges, trash bags.						
Utility/Cleaning	Junk drawer kit	Recommended	15	25	Buy New	Scissors, tape, batteries, corkscrew, mini toolkit.						
Move-In Prep	Welcome binder	Must-Have	10	20	Buy New	Trash days, emergency contacts, thermostat instructions, BSW commute routes.						
Move-In Prep	SSID/password card	Must-Have	0	5	Buy New	Post in unit and include in digital welcome book.						
Move-In Prep	CYA walkthrough video	Must-Have	0	0	N/A	Narrated, timestamped video of all walls, furniture, appliances.						
Move-In Prep	Earplugs (compliance)	Recommended	5	10	Buy New	Especially for properties near train lines.						
Move-In Prep	Spare key (backup)	Must-Have	0	5	Buy New	Physical backup in case smart lock fails.						