

TAILORED REALTY, LLC • JANET LACONDRATA

Your Home Preparation Checklist

Start with your Realtor. Prepare with a plan. Walk through together again before photos.

Property: _____ Target listing date: _____

1. Before you begin

- ☐ Schedule your Realtor's initial walkthrough—even if the home is not ready.
- ☐ Agree on priorities, budget, timeline, and projects to skip.
- ☐ Discuss known condition issues and whether professional evaluations are needed.
- ☐ Ask for service-provider referrals; obtain estimates and check qualifications.

2. Focus on presentation and agreed-upon repairs

- ☐ Deep clean kitchens, bathrooms, floors, windows, fans, and baseboards.
- ☐ Address odor sources; avoid strong fragrances.
- ☐ Clear counters, reduce excess furniture, and organize closets.
- ☐ Reduce personal displays; secure sensitive paperwork.
- ☐ Refresh curb appeal, the front door, and the foyer for a welcoming first impression.
- ☐ Discuss fresh paint or touch-ups; address odor sources before painting.

3. Pause before major spending

- ☐ Review renovations, flooring, appliances, and extensive painting with your Realtor.
- ☐ Ask whether each project's likely benefit justifies its cost and delay.

4. After preparation—before photography

- ☐ Have your Realtor return for a final walkthrough.
- ☐ Fine-tune furniture and lighting; confirm repairs and allow fresh paint to dry and air out.
- ☐ Gather improvement details, receipts, warranties, and maintenance records.
- ☐ Confirm pricing, photography, and the showing plan.

5. Before each showing

- ☐ Tidy beds and bathrooms; clear counters and empty trash.
- ☐ Set comfortable lighting and temperature; arrange for pets.
- ☐ Secure valuables, medications, and personal documents.

Our top three priorities: _____

Schedule a free consultation: calendly.com/trhousesearch/30min

This checklist is a starting point. Tailor the work to your home with your Realtor.