



Spring Selling Prep Checklist

A spring move starts with a smart plan.

Start now: build your plan

- ☐ Choose a target move month and discuss where you will live next.
- ☐ Schedule a preparation walkthrough with Kelsey before choosing projects.
- ☐ Set a preparation budget and rank tasks by condition, cost, and buyer appeal.
- ☐ Declutter one space at a time; donate, sell, or store items you will not need. improvement
- ☐ Gather records, warranties, manuals, HOA information, and permits.
- ☐ List known problems and arrange qualified help for leaks or other active issues.

60–90 days before listing: prepare thoughtfully

- ☐ Review comparable sales and competing homes with Kelsey; revisit pricing near launch.
- ☐ Get an estimated seller net sheet and discuss your next-home financing, if needed.
- ☐ Get written estimates for agreed repairs and book contractors ahead of time.
- ☐ Address damaged surfaces, loose hardware, and worn caulk where appropriate.
- ☐ Discuss paint, flooring, and larger renovations before committing your budget.
- ☐ Plan exterior work around weather and safe access.

What can wait?

Final cleaning, photo styling, and launch pricing belong closer to listing.

Kelsey Myers | REALTOR®

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From room-by-room preparation to your listing launch.

30 days before listing: work through each space

- ☐ **Kitchen:** clear counters, clean appliances, and organize cabinets and pantry.
- ☐ **Bathrooms:** deep clean fixtures and grout; address leaks and ventilation concerns.
- ☐ **Living spaces:** simplify furniture, clear walkways, and reduce visual clutter.
- ☐ **Bedrooms:** organize closets, clear surfaces, and plan secure storage for valuables.
- ☐ **Garage and storage:** create usable space and keep access to equipment clear.
- ☐ **Exterior:** tidy the entry, clear debris, and plan weather-appropriate yard care.

Final week: get ready for photos and showings

- ☐ Complete cleaning and touch-ups before professional photography.
- ☐ Check lights, replace burned-out bulbs, and clean accessible windows.
- ☐ Remove personal photos and secure medications, valuables, and private documents.
- ☐ Agree on showing availability and a plan for pets and household members.
- ☐ Review current competition, launch price, and marketing plans with Kelsey.
- ☐ Finish requested listing information and seller disclosures with Kelsey.

Want a plan for your home?

Call or text Kelsey at 208-916-0160 to schedule a preparation review. We will discuss your timeline, priorities, and budget before you start.

Preparation needs vary by property. Improvements do not guarantee a higher sale price.

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