ZACSELLSCA / BUYER + SELLER RESOURCES

Seller Preparation Checklist

A clear sequence for preparing your home, from the first walkthrough to photos and showings.

Property: _____ Target timing: _____

1 Plan before spending

- ☐ Walk through the home with Zac and agree on priorities, budget and a realistic schedule.
- ☐ Separate essential maintenance from optional cosmetic work; avoid assuming every project pays back.
- ☐ Gather available repair records, permits, warranties, HOA documents and a list of recent work.

2 Make space and address condition

- ☐ Declutter counters, closets, storage areas and walkways; set aside items to pack, donate or remove.
- ☐ Identify leaks, damaged items or other concerns for appropriate professional review.
- ☐ Confirm the scope, timing and cost of agreed work before hiring; keep receipts and records.

3 Prepare for photography

- ☐ Clean rooms, windows and visible surfaces; tidy landscaping and the entry.
- ☐ Check lighting, arrange rooms for clear movement and remove distracting countertop items.
- ☐ Secure personal documents, valuables, medications and identifiable family photos.
- ☐ Confirm the photo plan, access arrangements and pet arrangements with Zac.

4 Get ready for launch and showings

- ☐ Review pricing, listing details and available documents with Zac before publication.
- ☐ Agree on showing hours, notice, access and a simple reset routine for each visit.
- ☐ Discuss required disclosures and transaction deadlines with your agent and relevant professionals.

Top three priorities / who will handle them / target dates:

Use this as a preparation plan, not a promise of sale price or return on improvements. Property-specific requirements and professional advice take priority. Prepared October 2026.

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