

# READY TO SELL

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A 30-day plan for your Flathead home.

Prioritize the work, prepare for photos, and arrive at launch day with a clear plan.

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Engel & Völkers Western Frontier

07 / 08

# Your 30-day preparation plan

A suggested schedule. Adjust it around your property, contractors, move, and target listing date.



1

DAYS 1-7

## Make the plan

Walk through with your agent. Discuss timing, presentation, relevant comparable sales, and the work worth investigating. Gather property and maintenance records.

2

DAYS 8-14

## Handle the priorities

Get estimates, schedule selected repairs, and reduce clutter. Separate essential work from cosmetic projects that may not fit your timeline or budget.

3

DAYS 15-21

## Prepare for the camera

Deep clean, simplify furniture placement, and plan exterior presentation. Coordinate photography after the approved work is complete.

4

DAYS 22-30

## Confirm launch logistics

Review listing information, disclosures, showing instructions, pet plans, and access arrangements. Agree on how you will review early activity and feedback.

# Decide what deserves attention.

Use estimates and your selling strategy to choose the work. No project has a guaranteed return.



## REVIEW FIRST

### Investigate the issue

Start with leaks, malfunctioning systems, damage, or other concerns that need a qualified assessment. Understand the scope before choosing a cosmetic fix.

## THEN SIMPLIFY

### Improve everyday presentation

Cleaning, decluttering, tidy storage, and clear walkways can help people see the space. Use a focused list instead of starting a whole-home makeover.

## PAUSE & COMPARE

### Price the bigger projects

For major updates, compare estimated cost, lead time, disruption, and the property's market context with your agent before proceeding.

## KEEP A PROPERTY FILE

### Gather what buyers may ask for

Collect available permits, warranties, service records, association information, and relevant reports. Discuss applicable disclosures with your agent.

# Photo day, made easier.

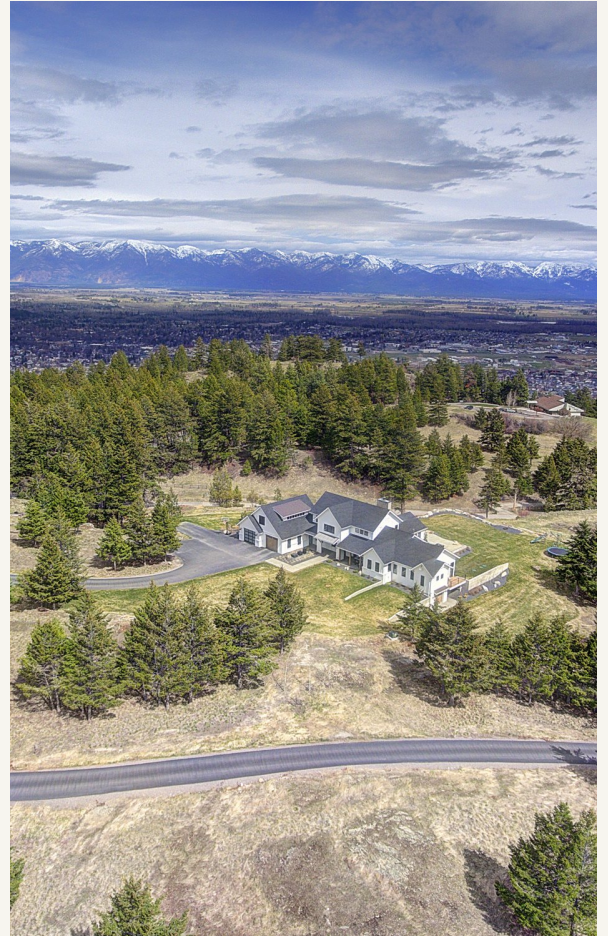
Prepare the actual home before photography. Keep the plan realistic for how you live.

## INSIDE

- ☐ Clear counters and surfaces.
- ☐ Tidy beds, bathrooms, and floors.
- ☐ Check lights and coordinate window coverings.
- ☐ Put away valuables and personal paperwork.
- ☐ Remove pet bowls and loose cords from view.

## OUTSIDE

- ☐ Tidy the entry and walking routes.
- ☐ Move bins, hoses, and vehicles as directed.
- ☐ Arrange outdoor furniture simply.
- ☐ Remove seasonal clutter where practical.
- ☐ Confirm access for the photographer.



Tell the photographer and agent about any unfinished work. Marketing should accurately represent the property. For most pre-1978 housing, federal lead-paint disclosures apply; review the EPA guidance with your agent.

[Open official information](#)

# Your launch-day worksheet

Write down the plan and who owns each task. Keep this with the property records you are gathering.

| Project / task | Estimate | Owner | Due |
|----------------|----------|-------|-----|
|                |          |       |     |
|                |          |       |     |
|                |          |       |     |
|                |          |       |     |
|                |          |       |     |
|                |          |       |     |

Target photography and listing dates:

Showing notice, access instructions, and pet plan:

Records still needed and next agent check-in:

Discuss pricing, preparation, and disclosure questions using the property's facts and current market information.

# Let's plan your next chapter.

Start with the sale plan before spending on projects. Make the home easy to understand and ready to show.



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Send me your address and ideal timing. We can walk through what to prepare, what to investigate, and what can stay off the to-do list.

**Explore the complete relocation flipbook**

**SOURCE LINKS / CHECKED OCTOBER 27, 2026**

**EPA: lead-based paint disclosure rule**

**EPA: radon publications for buyers & sellers**

**Flathead County Planning & Zoning**

An organizational guide, not a promise of price, sale timing, or project return. Disclosure obligations depend on the property and transaction.

Each office independently owned and operated.