

TITLEIST PAINTING

LAWRENCE, KANSAS



Before You Sell

What to Fix, Paint, Stage—or Skip

A practical planner to help you prepare
thoughtfully, one step at a time.

Home Respected. Your Time Valued.

Start with your home and timeline

Use this page to record the dates and limits that matter to you. A street address is not needed.

Homeowner name (optional)	City or area
Target listing date	Target photo date
Expected move date	Home occupied or vacant?
Realtor or advisor (optional)	Home built before 1978? ☐ Yes ☐ No ☐ Unsure

What matters most as you prepare?

- | | |
|---|---|
| ☐ Keep spending limited | ☐ Be ready by a certain date |
| ☐ Improve how the home shows | ☐ Decide what can wait |

My comfortable preparation budget (optional)

\$ _____	Amount held back for unexpected needs:
\$ _____	

My main questions or concerns

A useful way to use this planner

Walk through the home with your own observations. Mark items to fix, ask about, or leave for now. Review priorities with your Realtor and qualified professionals before approving work. You do not need to update everything.

Walk through room by room

Write what you notice. For each item, mark one next step: Fix, Ask about, or Leave for now. These notes are observations, not an inspection.

Area	What I notice or want to ask	Next step
Entry and front approach		☐ Fix ☐ Ask ☐ Leave
Living and dining areas		☐ Fix ☐ Ask ☐ Leave
Kitchen		☐ Fix ☐ Ask ☐ Leave
Bathrooms		☐ Fix ☐ Ask ☐ Leave
Bedrooms		☐ Fix ☐ Ask ☐ Leave
Hallways and stairs		☐ Fix ☐ Ask ☐ Leave
Basement or lower level		☐ Fix ☐ Ask ☐ Leave
Exterior, trim, and doors		☐ Fix ☐ Ask ☐ Leave
Other: _____		☐ Fix ☐ Ask ☐ Leave

Pause before cosmetic work: If you notice moisture, peeling, or damaged material, ask an appropriate professional about the cause before covering it with paint.

Older paint: If the home was built before 1978, ask about lead-safe requirements before painted surfaces are disturbed.

Choose the projects worth considering

Choose a small number of priorities. Ask what problem each task solves and whether cleaning or a smaller scope could be enough.

Priority	Task and reason	Decision	Who follows up?	Target date	Done
1		☐ Fix ☐ Ask ☐ Skip	_____	_____	☐
2		☐ Fix ☐ Ask ☐ Skip	_____	_____	☐
3		☐ Fix ☐ Ask ☐ Skip	_____	_____	☐
4		☐ Fix ☐ Ask ☐ Skip	_____	_____	☐
5		☐ Fix ☐ Ask ☐ Skip	_____	_____	☐

Before approving a project

- ☐ What specific concern will this address?
- ☐ Could cleaning or a smaller repair be enough?
- ☐ Does a condition need assessment before cosmetic work?
- ☐ Is the scope, price, access, and completion timing clear in writing?

Items I am choosing to leave alone or revisit later

Coordinate the work and the dates

Agree on the order and timing with the people doing the work. Sequence depends on the home and project scope; confirm it with the professionals involved.

Milestone	Who is responsible?	Target date	Done
Condition questions assessed	_____	_____	[]
Realtor walkthrough or priority discussion	_____	_____	[]
Estimates and written scopes reviewed	_____	_____	[]
Approved work scheduled	_____	_____	[]
Repairs and surface work complete	_____	_____	[]
Final cleaning and staging	_____	_____	[]
Photography	_____	_____	[]
Listing and showings	_____	_____	[]
Move or handoff	_____	_____	[]

Coordination notes

Who can approve changes? _____

Who will confirm work is complete? _____

Access, pets, furniture, or schedule needs: _____

Questions and final preparation

The prompts below can help you ask useful questions. The homeowner chooses which work to approve and which professionals to contact.

Questions for my Realtor

- ☐ Which preparation items matter most for this home and likely buyers?
Notes: _____
- ☐ What should be ready before photography, and by what date?
Notes: _____
- ☐ Which items should I ask a qualified professional to assess?
Notes: _____

Questions for a painter or other professional

- ☐ Which surfaces and preparation are included in the written scope?
Notes: _____
- ☐ What repairs or condition questions need attention before cosmetic work?
Notes: _____
- ☐ What is the expected schedule, access plan, cleanup, and photo-ready date?
Notes: _____

Before photography or a showing

- ☐ Finish agreed work and final cleaning; arrange rooms and clear walkways.
- ☐ Secure valuables, medications, firearms, electronics, and private paperwork.
- ☐ Make a plan for pets and remove work supplies from photographed areas.

My final notes

Have painting on your list?

Contact Titleist Painting to discuss the surfaces that may need attention. Brandon Harper provides project pricing after inspecting the home.

Request a painting assessment: [Titleist Painting estimate form](#)

Your planner answers stay with you. Filling it out does not send your answers to Titleist Painting.

Titleist Painting | Lawrence, Kansas | Home Respected. Your Time Valued.