

Top Dollar Seller Prep Package

Get your listing show-ready and buyer-inspection-ready before it hits the market.

This is preventive, not reactive. We walk the home before it's listed, fix what's likely to cost you at showings or in a buyer's inspection, and hand you a photo-documented list of what we did and what's optional. Choose the level of prep that fits the listing.

Choose Your Level of Prep

Curb Appeal Refresh

\$750 - \$2,100+

Pre-listing walkthrough and priority list, plus:

- Pressure washing: driveway/walkway, house exterior/siding, deck/patio
- Gutter repair where it's visibly a problem

Market Ready

\$2,400 - \$5,000+

Everything in Curb Appeal Refresh, plus:

- Drywall repair, patch and paint match, priced per patch by size
- Interior door adjustment or replacement
- Cabinet hardware swap
- Smoke and CO detector compliance check
- Handrail and stair tread tightening
- GFCI outlet compliance check

Top Dollar Transformation

\$4,300 - \$7,800+

Everything in Market Ready, plus:

- Toilets, vanity faucets, and ceiling fans replaced or repaired where dated or broken

Tier prices shown are typical ranges; final price can run above the high end depending on square footage, the quantity of items serviced, labor time required, and materials selected. Add 15-30% for work in vaulted, cathedral, or great-room ceilings 10 ft and up. This is repair and cosmetic-fix work, not furniture or physical staging.

How It Works

- Request your walkthrough, ideally 4 to 6 weeks before your target listing date.
- We walk the home and build a photographed, prioritized list of what's worth doing.
- You choose the tier and approve the scope.
- Work is completed before listing photos and showings begin.

Already under contract? If a buyer's inspection turns up items after this, our Realtor Repair Desk clears them before closing, so the two programs cover the whole transaction.

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Your property, your investment, and your interests as a homeowner: protected.



Scan to book your prep
walkthrough