SPECIAL FEATURE | SOUTH OKANAGAN

Home for the Season Checklist

Your simple guide to a spring move, starting this November

A little preparation now can make spring feel less rushed. Tick off one item at a time. You do not need to do it all at once. **Start small. Give yourself a head start.**

1. Planning a Spring Move

Get a head start before winter settles in

- [ ] **Photograph the yard before winter**
  Capture your garden, patio, and landscaping now. Seasonal photos are valuable for sellers and reassuring for buyers.
- [ ] **Gather receipts, warranties, and records**
  Roof, furnace, appliances, and past upgrades. Keep them together in one folder.
- [ ] **List small repairs to tackle indoors**
  Sticky doors, dripping taps, worn caulking. Pick one to fix each weekend.
- [ ] **Sort one cupboard or room at a time**
  Small steps make decluttering manageable and leave less to pack later.

2. November: Ready for the Season

Quick checks that protect your home and your peace of mind

- [ ] **Cut the drafts**
  Check weatherstripping around doors and windows. A small gap can make a favourite room feel chilly.
- [ ] **Check your lighting**
  Replace burnt-out bulbs at entrances, stairs, and walkways for darker mornings and evenings.
- [ ] **Prepare for a power outage**
  Keep flashlights, charged power banks, and essential supplies where everyone can find them.
- [ ] **Check before you travel**
  Review home insurance requirements for heating and water shutoff, and arrange for someone to check the property.

Different properties, unique opportunities. The Okanagan has hidden gems.

3. If You're Thinking of Selling

Build a simple timeline so you are ready when spring arrives

- [ ] **Book a no-pressure walk-through**
  Talk about what buyers in your area are looking for and how your home compares.
- [ ] **Review your records folder**
  Make sure documents are complete and easy to hand over.
- [ ] **Make a repair and refresh list**
  Prioritize the fixes buyers notice first: paint touch-ups, lighting, entryways, and curb appeal.
- [ ] **Plan your decluttering schedule**
  Work backward from your target listing date, one space at a time.
- [ ] **Discuss pricing and timing**
  Ask about local market conditions and the best window to list.

4. If You're Thinking of Buying

Winter is a great time to get clear and get prepared

- [ ] **Write down your must-haves and nice-to-haves**
  Think about location, space, lifestyle, and budget.
- [ ] **Get pre-approved for a mortgage**
  Know your budget so you can move quickly when the right home appears.
- [ ] **Explore neighbourhoods**
  Visit at different times of day. Check commute, amenities, and community feel.
- [ ] **Set up a property alert**
  Be among the first to see new listings that match your criteria.
- [ ] **Make a list of questions**
  Ask about heating, windows, roof age, strata fees, and anything else that matters to you.

Ready to talk about your plans?

Whether your move is six months or six weeks away, Chad would be glad to have a no-pressure conversation.

Chad Wozniak
Personal Real Estate Corporation
Chamberlain Property Group

Phone: 250-488-3304 **Email:** chad@realtorchad.ca **Web:** realtorchad.ca

Different properties, unique opportunities. The Okanagan has hidden gems.