

Things to do with your home when Selling!

First Impressions are Everything...

Exterior: Clean: Pressure clean exterior walls, drives, walk-ways, and roof to free them of mold and mildew stains. Remove any cobwebs, wasp nests and/or bug eggs that are visible on the exterior walls and especially near the entrance way into your home. Pick up loose garbage and/or standing objects that are not being used such as old motors, rusty pipes, broken barbecue grills, etc.

Painting: Touch up or paint areas in need of freshening or repainting - use neutral color. If you repaint your entire home, please use neutral colors.

Landscaping & Grass: Always keep your grass cut on time during your entire listing period. Pull-out weeds and/or dead plants/trees from the landscape and lawn area; maybe even fertilize your lawn during this period. A bag of fertilizer that covers over 20,000 sq ft costs about \$14.00 and it will keep your lawn looking healthy for a period of 4 months.

Interior: Clear the Clutter: Remove excess things that are not being used from the general entry area, living areas, kitchen and/or bedrooms. This will allow the potential buyer to visualize what your house will look like once they have placed their own furniture and furnishings into the home.

Clean: Keep your house clean and cleared of clutter at all times during the listing period. A showing can happen any time without notice. Kitchen, living room, master bedroom and the bathrooms are the most important part of the house when viewed by a potential buyer.

Carpets/Floors: If possible, have your carpets cleaned. Remove any spots from all visible areas on the carpet. If vinyl is peeling, refasten to the ground with vinyl glue. If you replace the vinyl, use neutral colors. Fix any broken and/or cracked tiles.

Painting: It is extremely important to paint the inside of your house. If you do not paint the entire wall(s), at least touch-up all areas that show stains and or paint chipping.

Inspection(Home)

Roof & Attic: Check roof condition for defects, inspect skylights, flashing, gutters, chimney shafts and hoods. Check underside of roof for water penetration, visible wiring hazards, ventilation, insulation, skylight chutes.

Plumbing: Check the leakage and or the conditions of the showers/bath tubs and sink drains, commodes and components (hot/cold water plumbing/shut-off valves/faucet operations).

A/C & Heating System: Check all accessible central/wall units for function/wiring, check all supplies/returns/temperatures. Replace your air filter.

Electrical: Check accessible receptacles in all rooms for proper grounding; make sure GFI's are in working condition.

Appliances: Clean all appliances, place in operational condition, install missing parts.

Mechanical: Check the operations of the garage door openers, fireplace dampers, fans.

Structural: Check for cracking, settling or defects in construction.

Security Systems: All burglar alarms systems checked for component functions and operations.

Hot Water Heater: Check the working condition of the safety release valves, test water pressures and inspect for rust which may indicate the requirement to replace the water heater.

Sprinkler Systems Check sprinkler heads and the timing devices of the unit. Check for pipe leakage.

Windows/Doors & Water Penetration: Check interior ceiling, walls, and baseboards especially near the window and door areas. Leakages can be fixed by exterior caulking. Sometimes leakages near the window areas are caused by the sprinkler system spraying water against the exterior window walls.

Swimming Pools/Spas: Check the filter and circulation pumps, also check the pool and deck surface, inspect the plumbing for operations and leaks. Lastly, check the sweep pumps, ladders, diving boards, and lighting.

Docks/Davits/Seawalls: Check for existing structural integrity.

Radon Testing: Radon soil gas testing performed by licensed Radon Measurement Technicians (RMT) in accordance with Florida HRS measurement standards and guidelines. Normally not required and/or tested. If your neighborhood has had problems in the past, a test should be required. Calling the HOA is a good way to get Radon Gas problems/information in your neighborhood.

For other tips and helpful ideas, please contact an Orlando Properties & Investments real estate professional