



Sunday Column

By Cher Miculka, 2021 Chairman

10/3/2021

Is your home ready to sell? Check these six maintenance issues

If you're thinking of selling your home, finding the right REALTOR® is the first step in the home-selling process. Your REALTOR® will be able to help you determine the right price, the kinds of marketing that will work well for your property, and much more. But you can also be a proactive seller by checking into these basic home-maintenance issues before putting your house on the market:

Inspect your roof. Find out if there is damage to your roof, especially if your area experiences severe weather. Hail is particularly damaging. For safety purposes, it might be in your best interest to pay a professional to check it out for you.

Search for problems in the attic. In your attic, check for any roof leaks and signs of termites or rodents. Squirrels or rats nesting in your attic are not particular about what they chew, and they sometimes gnaw electrical wiring, which can lead to damaged infrastructure or fire. Navigating your attic can be dangerous, so use caution or hire a professional to inspect it for you.

Check out the paint on your home. It may seem cosmetic, but paint is a first line of defense against the weathering and aging of wood. Also, damaged paint can indicate the start of a larger problem. Brick, stucco and siding should be inspected as well.

Examine the ground you walk on. Depending on the level of traffic, hardwood floors may need to be refinished every five to 10 years. If they get too worn down, you're risking permanent damage to the wood.

Check for leaks in any room that has plumbed fixtures. And consider that in some older homes, cast iron was used for the wastewater lines. These pipes eventually fail. If the seepage is under the foundation, you'll probably never notice, but it may be worth it to have a professional plumber come check it out. If the leak gets bad enough, it can damage your foundation.

Look for cracks in the walls or other signs of foundation issues. The main cause of foundation problems, whether pier and beam or slab, is fluctuations in the moisture content of the soil. If the soil beneath a foundation swells uniformly or shrinks uniformly, it is unlikely to cause a problem. When only part of the foundation moves, though, you're likely to see signs of damage.

Your efforts will pay off

One of the best things about homeownership is that your investment typically appreciates over time. In order to support that appreciation, though, the home must be well-maintained. It's especially important to check these aspects of your home when going to market. When selling,

you'll likely have to do the work anyway or accept a lower price to compensate for the house's condition.

Your REALTOR® will be able to give you objective advice about other aspects of your home that may need fixing or upgrading to make the sale. Don't be afraid to ask for her help as you prepare to sell.

For more information on buying, selling, or leasing your home in the San Antonio or surrounding areas, visit SABOR.com and use a REALTOR®.

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