

Important Things to “Fix Up” before Selling

When you're preparing your home for sale, it's not unusual to need to fix up a few things around the property. After all, you want your home to look its best to buyers, so that you get good offers, quickly.

What do you need to fix? Here are three categories that will help you create and prioritize your list.

1. Anything that squeaks or creaks.

Is there something in your home that makes a noise it shouldn't be making? Perhaps it's a rattling closet door or a creaking floor board? You may be so used to it you no longer notice the sound. But buyers will. Be sure to get those items fixed.

2. Anything that's unsightly.

You don't have to make your home look perfect. However, things that are unsightly will likely get buyers' attention. You want them to focus on the terrific features of your property, not the scuff on the wall.

Take a walk through your property, including the yard. Pretend you're the buyer. Do you notice anything that doesn't look good? If so, tidy it up, fix it up or replace it.

3. Anything that's broken.

If there's anything that needs repair — an outside tap that's not working, or a sliding door that regularly careens off its runner — call the contractor



or fix it yourself.

Getting these items fixed will go a long way toward making your home appealing to buyers.

Want more tips on preparing your home for sale? Call today.

How Long Will Your Home Appliances Last?

If you're paying a lot of money for a new washing machine, wouldn't it be nice to know how long you should expect it to last? There is, of course, no exact formula for figuring that out. Every brand and unit is different. There are however, some broad estimates.

According to an article in Consumer Reports, a washer and dryer will hum along just fine for about 10 years, with a likelihood of needing a repair during the last two to three. Leading brands offer a parts and labour guarantee for at least a year. So, if something goes wrong

during that period, be sure to contact the manufacturer right away.

The National Association of Home Builders released a report a few years ago on the longevity of kitchen appliances. They found that refrigerators can last up to 13 years under normal use. Dishwashers and ovens will start to show their age after nine years. The worst record is for trash compactors, with a life expectancy of only six years before repairs or replacement is required.

Microwave ovens last an average of nine

years. However, the door seal should be checked often. Otherwise, the unit will quickly lose efficiency. (You'll notice this when your food doesn't heat up as quickly and evenly.)

All experts agree that the best way to keep home appliances functioning properly is to follow manufacturer's instructions for use and maintenance. If you've lost your user's manual, you can download a new one (which may contain important updates) from the manufacturer's website.

Think, Act... Live!

“Definiteness of purpose is the starting point of all achievement.” [W. Clement Stone](#)

“There's no shortage of ideas, what's missing is the will to execute them.” [Seth Godin](#)

“Even if you're on the right track, you'll get run over if you just sit there.” [Will Rogers](#)