

OPENING THE DOOR TO PRESERVING & IMPROVING THE VALUE OF YOUR HOME

EXTERIOR

- 🔑 Professionally clean chimneys, check mortar conditions & chimney caps (chimney fires can be devastating)
- 🔑 Inspect roof for missing/damaged shingles & areas that need to be sealed (e.g., around skylights & vent pipes)
- 🔑 Clean gutters seasonally
- 🔑 Walk exterior of home checking for missing mortar, cracking, soil erosion, pest entry, rotted wood, excess water, window/door damage
- 🔑 Keep trees & shrubs trimmed away from home & roof line (if you have a tree that is architecturally enhancing your home but extremely close, a root barrier may be installed to prevent roots from penetrating plumbing, etc.)
- 🔑 Keep trees thinned to prevent loss during ice storms
- 🔑 Keep landscape soil line 4-6 in. from foundation line to prevent undetected pest & termite intrusion
- 🔑 Check sprinkler system & rain freeze gauge annually to make sure there are no leaks or water hitting the home (Summer hours: early morning // Winter hours: warmest time of the day; rain/freeze gauge may prevent the sprinkler from operating during continuous cold weather)
- 🔑 Winterize outdoor faucets
- 🔑 Keep outdoor wood surfaces painted to prevent wood rot
- 🔑 Check garage doors to make sure they are in working order & in compliance with safety code
- 🔑 Check fencing & gates for repairs
- 🔑 Pool should be professionally maintained year-round

BEFORE LISTING YOUR HOME

Before listing your home, accomplish the previously listed tasks & consider these additions:

- 🔑 Declutter, stage, freshen, tighten hardware, clean windows, paint if needed, & add color to landscape.
- 🔑 Make sure all lighting is functional

INTERIOR

- 🔑 Pier & beam construction - inspect crawl space for pest entry, excess water, soil erosion & necessary foundation repairs
- 🔑 Check attic space for pest intrusion, proper insulation, proper ventilation (improper ventilation causes premature roof damage)
- 🔑 Smoke/Fire detectors should be in or outside of each bedroom; one window should properly open in each bedroom for fire safety
- 🔑 Install carbon monoxide detectors (buy at hardware store & plug in)
- 🔑 Security systems should be properly maintained & monitored
- 🔑 Maintain plumbing & inspect annually: water heater, slow draining areas, leaks, connections under sinks, toilet parts, water hose from washer to wall, proper grout/caulk in showers & tubs prevent leaking, rotted wood & shower pan replacement
- 🔑 Service AC & Heat semi-annually with frequent filter changes. Drain lines should be properly cleared to prevent leaks
- 🔑 Ice makers should be serviced to prevent costly leaks
- 🔑 Elevators/Mechanicals require annual (or in some cases semi-annual) servicing
- 🔑 Clear dryer vents to prevent fire
- 🔑 Maintain flooring to preserve quality
- 🔑 If doors do not shut properly, it is usually an indication of movement - check drainage & foundation
- 🔑 For maximum energy efficiency install: LED lighting, proper attic ventilation & insulation, programmable thermostat, and tankless water heaters. Keep vents dust & mold free
- 🔑 Consider a master surge protector for the entire house



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Opening doors. Closing sales.

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