



Wolle Realty

INDEPENDENTLY OWNED AND OPERATED BROKERAGE

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HOME SPRUCE UPS – by Dieter Wolle

Anytime is a good time to clean and brighten your home. By investing a little time, energy and money each year, your home maintenance becomes less burdensome. Then, when it is time for you and your family to sell your home, the must-do improvements are already made.

Here are some improvements to consider:

1. **Paint.** *Nothing makes a home look newer faster than a fresh coat of paint. It is an instant cure for an outdated look. Keep the colors light and neutral because they have greater appeal and can make small rooms seem larger.*
2. **Clean and brighten.** *Have your carpets professionally shampooed to help eliminate odors caused by smoking or pets. Clean all windows and make sure all light bulbs work. Consider installing higher wattage bulbs in some lamps to create a lighter, brighter room.*
3. **Reduce clutter.** *Everyone has clothing that has not been worn in years. Dig in and select those items that you can donate or discard. If your rooms have too much furniture, maybe it is time for a garage sale or to put some things in storage.*
4. **Organize the kitchen.** *You will be surprised by the amount of space you can create by clearing the counters and adding drawer organizers. Store seldom-used small appliances in an out-of-the-way place.*
5. **Update the bath.** *If cleaning and painting is not enough to spruce up a dull bath, replacing the vanity and sink could be an inexpensive solution. Also, consider installing new floor coverings or resurfacing a stained bath tub.*
6. **Repair a wet basement.** *Simply installing covers over window wells or moving a downspout may eliminate your problem. If you need more extensive repairs, and you are not able to make them, be prepared to explain the problem to a buyer. Never try to cover up the signs of a wet basement.*
7. **Make minor repairs.** *Tighten loose knobs, fix leaky faucets, lubricate squeaky hinges, clean out clogged drains, replace dirty filters, secure loose shingles, fix holes in screens, replace broken panes and remove stains.*
8. **Create a grand entrance.** *Paint your front door with a bright color, add brass accents such as house numbers, a doorknob or kick plate. Prune your bushes and add colorful blooming plants to help make a good first impression.*
9. **Repair a leaky roof.** *One tiny water stain on the ceiling not only looks bad, it will cause buyers to question the condition of the entire roof. Fix the source of the leak and repair any damage caused to the ceiling.*