

PROPERTY MAINTENANCE

Grass, Shrubs, Trees and Repairs

Your Grass/Shrubs. It is important to keep in mind that your yard translates into what the real estate industry calls "curb appeal." You may not have the desire to create a Zen garden or plant an oak tree that can support a swing, but you can at least keep your grass mowed and edged.

All beds should be weeded and have fresh pine straw, mulch or other bedding material. This is one of the best ways to get a large bang for your buck in terms of sprucing up your yard. Overgrown shrubs should be trimmed, especially if they block the windows. This will not only help curb appeal, but increase light in the home and contribute to home security.

Rake and clear dead leaves periodically rather than letting them accumulate. Look up when making landscape areas leaf and debris free. Start at the top and clean the roof and gutters and then start on the areas below them.

Your Trees. Those trees might give your home a cozy and wooded vibe, but they can also hide your house, block the natural light inside the home, and are detrimental to your roof (streaks and stains, algae, mold and mildew) . Trees are good for the value of your home. They should be a minimum of 20 feet from your home to account for growth and should be pruned of dead limbs/branches. Dead and diseased trees should be immediately cut down and removed.

Your Repairs. Because you have lived at the house for a while, you may not notice the broken fence or dirty concrete (also brick, siding, mailbox, retaining wall and curb) that needs to be cleaned and/or pressure washed. The same is true of the exterior siding, shutters and trim that are faded or discolored and need painting.

Your Bottom Line: If your lawn is mowed, your curb, concrete and landscaping beds are nicely edged and clean, and repairs are not delayed, it has the same effect as seeing a perfectly clean carpet. It clearly shows that somebody cares about the home.