

Spring

Into Action



FOR
SALE

TIPS TO SELLING YOUR HOME!

Here are a few easy tips to getting your home in tip top shape and ready to list!

- 1. Always hire a mold assessor if you suspect mold.** If you know your roof leaks in a certain spot, or that your basement gets water as winter passes, that's a reliable indicator you may have mold. A mold assessor is the first step to getting rid of the mold and addressing the problem. Even if you cannot visibly see mold, any sort of smell could be an indicator you have mold. New York State requires a mold assessment if there is more than 10 square feet of mold present. The remediation company (the company that actually removes the mold) *cannot* do the mold assessment. It must come from an independent 3rd party as per NY State. Once the remediation is completed the mold assessor will give you a final clearance letter, that the remediation was successfully completed.
- 2. Document everything.** Having the info of the remediation company, the cost of remediation, and any pictures and documentation of what was done will help in the disclosure process and requirements of your state.
- 3. Prevention works best.** As always preventing mold is the best way to avoid any problems when selling your home, not just for your buyers but for your future and present self. Remember to take care of any moisture problems before selling your home so the buyers don't have something to worry about down the road, and to help secure the sale of your home.

Join us in our newsletter next month to see how you can prevent mold in your home!



SELLING YOUR HOUSE WITH MOLD

Before listing a home, be sure to give it a good look over. Check the basement and attic; do you see any darkened or fuzzy areas? If you suspect you might have mold it is best to hire a mold assessor before listing a home for sale. The buyers home inspector will see any possible issue and bring it to the buyers attention. Why give the buyer a reason to bargain down the price of a home?

When selling a home it's always in both parties interest to address any issue head on and take care of any mold problems before the home is listed. Mold doesn't belong in a home, and it will certainly complicate any real estate transaction. It is also important to remember, no moisture, no mold! So if you are going to take care of your mold problem before selling, remember to also take care of the moisture problem. If the problem isn't fixed this could be a huge red flag to the buyers knowing they may have more mold problems down the road.

Check out our tips on selling a home when there is mold. And remember, that First Call is here for all your questions and help getting rid of mold during a home sale.