 TIDY UP CHIPPED PAINT ON JOINERY, DOOR JAMBS, WINDOW TRIM AND WALLS.

QUICK *fixes*

TO BOOST YOUR HOME'S APPEAL TO BUYERS, FOCUS ON FLOORS, PAINTWORK, GARAGES, GUTTERS AND GARDENS. YOU CAN DIY OR LEAVE IT TO AN EXPERT, WRITES **AMANDA FALCONER**.

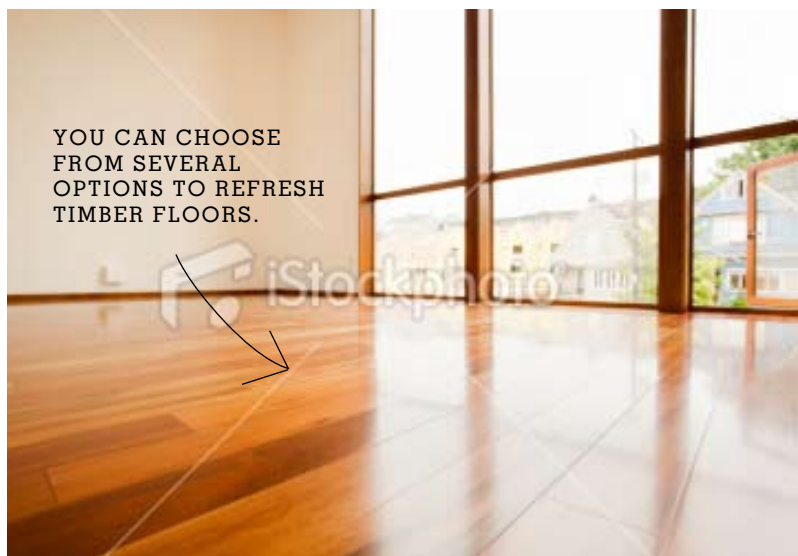
Polish up

There are several different options to refresh timber floors, depending on their condition and the type of sealer used when laid.

If the floors have lots of scratches, sand them back. While you can do this yourself, many a DIY floor sander has run into a problem with an out-of-balance drum or a vacuuming system with excessive vibration that can cause chatter marks or out-of-level wheels on the sander which can cause grooves and sanding lines.

You also need to use the correct sanding grits for the particular wood being sanded because each type needs a different combination and grade of sandpapers. Still feeling confident? Then hire a sander and get to work. If not, there are plenty of floor sanding companies to do the job for you.

YOU CAN CHOOSE FROM SEVERAL OPTIONS TO REFRESH TIMBER FLOORS.



“Deep clean your carpet with hot water extraction cleaning or shampoo.”



If re-sanding, three coats of a sealer are typically applied after the sanding. It's important the new coats are compatible with the previous sealer. Many people have polyurethane coatings on their floors, but if you're not sure then the floor sanding company can assist. Allow about two days for the sanding and the three coats then another two days for drying.

If your floor was only sanded about three years ago, it may just need a refresher. In this case, a simple buff and application of one polyurethane coat may be the answer. Again, this is probably best done by a floor sanding and polishing company.

If it was originally sealed with an oil finish, then a simple polish with a product such as gemini wax may do the trick. Simply apply two or three coats with a clean lambswool buffer, cotton string or fringe mop. Make sure you allow enough drying time between coats.

Touch up

When your home's been lived in for a while, paint on door jambs, windows, walls, the front entrance and even appliances may be scratched, bubbling or dirty. As a rule of thumb, anything with a shiny surface needs to be dulled before painting. For example, high-gloss surfaces must be cleaned and sanded and an oil-based primer or coat of flat paint can take the shine off a surface and prepare it for the new paint. Scrape off any flaking paint, sand raised imperfections, bubbles and blisters and patch holes and cracks, allowing the area to dry before proceeding.

Removing scratches on stoves and fridges can make your home look more appealing to potential buyers. For

touch-ups on appliances, try Selley's Appliance Touch Up, a brushable white paint that won't yellow with age or through exposure to high temperatures.

Clean up

The Carpet Institute of Australia says the best way to revitalise and deep clean your carpet is to use hot water extraction cleaning. While you can hire the injection cleaning and extraction machines and do it yourself, you may run into problems. For example, if you over-wet the carpet for the pile, backing materials can be permanently distorted.

Shampoo is another option to refresh and deodorise the carpet and lift the pile. The shampoo or detergent is released from a tank on the machine into a brush, which works the liquid into the carpet pile. The residues can then be extracted.

Tidy up

You may have tidied the interior, but what about your garage, gutters and garden? Clear out junk from the garage so buyers can see just how much space is available, not only to park their cars, but in case they may have the space in mind for other uses. If needed, add some shelving/ hooks for tools, bikes, toys and camping gear. Clean gutters to give the appearance of a well-maintained property. Gardens are also a big selling point. Clear away excess pot plants, remove weeds, moss and leaves, prune plants, cut lawns and trim hedges. For added appeal, try to reduce the number of plant species. Borrow or hire some smart outdoor furniture to enhance your exterior space. ■

TOUCH UP SCRATCHES WITH THIS BRUSHABLE WHITE PAINT THAT WON'T YELLOW WITH AGE.



CLEAN GUTTERS TO GIVE THE APPEARANCE OF A WELL-MAINTAINED PROPERTY.