

QUICK fixes

DOING MINOR REPAIRS BEFORE SELLING A HOME CAN USUALLY PAY OFF, BUT WHICH ONES BRING THE BIGGEST RETURN FOR THE LEAST EFFORT? AMANDA FALCONER FINDS OUT.



COVER UP

While cleaning gutters is something you may be prepared to try yourself, if your home needs a new roof, then a roof plumber (for sheet roof) or tiler (for tiled roof) will be needed. While re-roofing may seem larger than a small job, it's worth it. Many buyers shy away from buying a home if the roof needs to be replaced.

SEAL WINDOWS AND DOORS

Take a look at your windows and doors – do they let draughts in? If so, try using Selleys No More Gaps to seal them. While you're out there with the caulking gun, check out cracks and gaps in brickwork or cement blocks where the mortar has fallen out. Or cracks in pathways, penetration holes around pipe work, or gaps where the mortar has fallen out in ridge capping on tile roofs.

If you have sliding doors, check to see they run freely. If they are sticking, you may only need to replace the wheels to remove that problem. To take out the door, back off the wheels at both ends by releasing the bottom screw. Then lift the door from the bottom. Remove the old wheels and file down the rough edges. Insert the new wheels and tighten the screws. The track may be damaged so file it down and round the edges over. Re-insert the door and adjust the height of the wheels.



PAINTING IS ONE OF THE MOST COST-EFFECTIVE IMPROVEMENTS.

BRUSH UP

Buyers spend more time than you'd think staring at ceilings. They're usually looking for signs of a leaky roof, but what you don't want them to see are grease stains or ceiling cracks. The same goes for walls. Painting adds freshness quickly; it's one of the most cost-effective improvements.

If structural movement isn't an issue, then try Selleys Spakfilla ColourSmart on cracks before you paint. Spakfilla is a lightweight, ready-mixed, quick-setting filler that's pink when applied and dries to off-white, ready for sanding.



COME CLEAN

An essential low-investment, big-return item is cleaning. However, this is serious cleaning, not a superficial flourish with the duster. Give your room a thorough vacuum. Then consider a specialist carpet and upholstery service, professional window wash and a hard-surface "rejuvenation". Cleaning gives buyers the idea that your home is well-maintained and, unless you're purposefully selling a rundown dump with renovation potential, this is the result you're after. ■

COURTESY OF COLORBOND