Fitzpatricks

Preparing your home for settlement

Quick tips for preparing for your final move

QUICK NOTE
A final inspection is required by the purchaser, usually the day before settlement. Your agent will call you closer to the date to confirm the best time for you.

Clean the property

Most purchasers appreciate a clean house to move into. Ensure that at a minimum all floors are vacuumed, windows are cleaned, benches and surfaces are wiped and cleaned, drawers and cupboards are wiped out and storage areas are cleaned.

You may also want to get some minor repairs done to walls and doors, some touch-up paint if required. Also, a lot of our vendors organise professional carpet cleaners to come through at the last minute too. All lawns and gardens should be neat and trimmed.

Keys

If your agent has one set of keys, leave all other keys in the top drawer in the kitchen and pull the door shut when you're finished at the property. That way there is only one set of keys to hand over at settlement.

Purchasers like to know which keys fit which locks too, so if you have enough time either tag or mark the keys to make it easier for your buyer.

Inclusions and exclusions

More than anything else the final inspection is to ensure the buyer is being left everything that has been agreed to in the contract for sale. Don't forget to check that all inclusions are left at the house as agreed and haven't been accidentally packed away with the removalist.

It's a good idea to have a folder put aside for all warranties and manuals for the different appliances within the home as well as any instruction manuals.

Rates, water, power, phone and gas

At settlement your solicitor will calculate the amount owing for the rates and water, so there is nothing you have to do there.

The day before leaving however, call your service providers for phone, gas and electricity and let them know you are moving out and what date settlement is due to occur.

If you forget to disconnect, the new resident may find it harder to connect services in their name.

Quick Checklist

- ☐ Lawns mown & edged
- ☐ Gardens tidy
- ☐ Three bins at the property (leave at curb for collection if full)
- ☐ All sheds, garages, storage areas cleared of any belongings
- ☐ All appliances are working
- ☐ At least **ONE FULL SET** of Keys & remotes are tagged ready for your purchaser
- ☐ The house has been clean and free of dust or build up
- ☐ Paths and verandah's are swept free of debris
- ☐ Manuals to be left together in a cupboard/ drawer
- ☐ All inclusions are left at the property (as agreed to in the contract)



Handy Trades

Locksmiths

Riverina Safes **6921 3517**
Locksmart **6922 5609**

Cleaners

AB 2 Zees **0432 402 668**
Super Clean Professionals **0413 987 088**
Stain Busters **0428 312 755**

Gardeners

Two Men & A Mower Riverina **0415 486 372**

Maintenance & Repairs

Ralphs Repair Plus **0417 470 495**
Scottee's Handyman Service **0409 126 284**

Electrical

Laser Electrical **0427 287 156**

Plumbing

000 Plumbing **0422 099 256**
Laser Plumbing **0412 694 922**

Air-Conditioning & Heating

Brad Aiken Air Conditioning **0437 202 761**

Painting

Sheathers Painting & Decorating **0417 477 135**

Carpet & Blinds

Carpet One & Blinds Wagga **69214468**
Riverina Home Centre **6922 1522**