



NICOLE RYSKAMP, JD



HOW TO BOOST YOUR HOME VALUE

PREVENTATIVE HEALTH FOR YOUR HOME

20 Simple solutions to maintain and upkeep your real estate investment.

Nicole
Ryskamp
REAL ESTATE AGENT



HOW CAN I INCREASE MY HOME'S VALUE?

Whether you're planning to sell now, in a couple years, or you're simply looking to make your home as valuable as possible in the long term, you can potentially help increase its value with **regular maintenance, renovations or even additions** that could appeal to homebuyers.

Maximizing value isn't just about cosmetic fixes – it's also about focusing on key areas like the roof and HVAC that would come up in a **home inspection**. Issues like leftover water damage on the ceiling from an old roof leak or a cracked window will show up in the home inspector's report.

National Association of Home Builders (NAHB) states:
Your home may be the biggest investment you will ever make. Taking good care of it with regular maintenance is necessary to preserve its value and ensure it will provide a comfortable, safe shelter for you and your family for years to come.



Keeping all the parts of your HOME HEALTHY is the key to keeping costs down in the long term.

Yearly maintenance with service contracts and your own scheduled maintenance are the first steps.

When you go to sell your home, buyers will place value on the sale's price of your home and you will feel confident in pricing your home.

Top 5 maintenance items:

- 1) AC – service contracts to tune up your AC
- 2) Windows and doors- open them and lubricate them
- 3) Pest preventative - service contracts with pest company
- 4) Pool equipment- continued pool service
- 5) Roof- watch for signs of leaks



OUTSIDE CHECKLIST :

- Power wash lanai and driveway
- Remove debris from gutters and downspouts
- Keep up with exterior paint
- Keep outside doors dry to prevent decay
- Keep out rodents- check all entry points (corners, door weather strips, etc.)
- Lubricate and adjust garage door springs
- Door handles – keep polished
- Hurricane shutters -make sure they actually fit
- Sprinklers- maintain sprinkler heads
- Pool equipment items in working condition (ie. valve, filters, heater, etc.)



INSIDE CHECKLIST:

- Replace batteries in smoke detectors and carbon monoxide detectors
- AC serviced every 6 months and change AC filters
- Remove lint from dryer vent from the outside of the home
- Clean out washing machine release
- Clean washing machine rubber seal
- Open and lubricate windows and wash windows and window screens
- Clean the filter in the bottom of the dishwasher
- Clean refrigerator coils
- Drain some water from water heaters
- Open all sliding glass doors and add lubricate



Know your responsibility and understand contract ramifications.

"With 20+ years of legal experience, real estate expertise and negotiation skills, I combine my legal background with my passion for connecting people and homes to assist you in understanding your responsibilities when selling your home or knowledge when buying a home."

Nicole Ryskamp, JD
Real Estate Agent with a Legal Edge

Ranked Top 10% - Manatee County Real Estate Agents
Buying or selling a home is one of your largest and life-altering decisions which
is why you don't want just any Realtor on your team.

www.nicoleryskamp.com



Cost Effective Ways to Get Repairs Made -Home Warranties & Other-

There is opportunity to maintain your home and save money by looking into buying a home warranty.

- Know what your home warranty covers (kitchen appliances, washer, dryer, hot water heater, AC, etc.
- Manufacturer warranties
- Appliance repair companies

Nicole Ryskamp

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THANK YOU!



Nicole Bio

Representing homeowners and future homeowners while specializing in the communities of Lakewood Ranch, Sarasota, and area beaches, Nicole Ryskamp knows the beauty of living the Florida lifestyle. Raised in Naples, Florida, and having lived in Lakewood Ranch, Florida for over the last 20 years, she says “I feel blessed to live where many people vacation.”

Giving Back

Nicole believes in building a healthy community. As such she donates, on behalf of her clients to Habitat for Humanity with each transaction. Nicole is also a proud contributor to the MSC Foundation and believes every person can make a difference.



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