

in this issue >>>

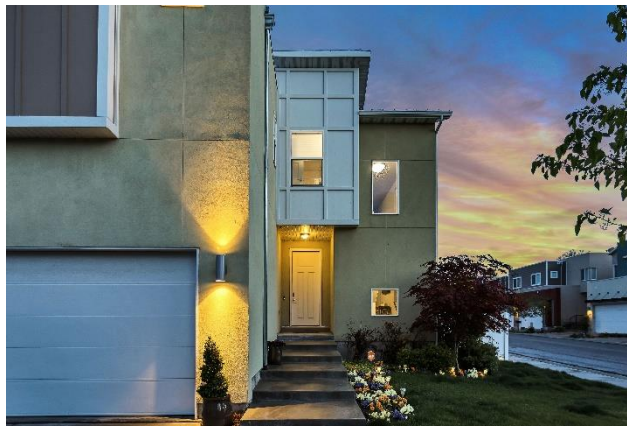
*Showing Your Home*

*Septic System 101.*

*In and Around Gig Harbor*

*Moving Tips*

*FSBO?*



April  
2019

A Quarterly Insight into Real Estate and Homeownership

# Front Door News

current topics >>>



**SHRED DAY**  
**April 27, 2019**

**10:00am – 1:00pm**

**7910 Stinson Ave,  
Gig Harbor**

Complimentary service provided by  
Windermere Real Estate Gig Harbor.

Fish Food Bank will be accepting non-perishable  
donations.

Relay for Life will be accepting donations.

*There is a limit of five (5) boxes per car.*

## Showing Your Home

### *My Property is Ready to Show, Now What?*

*The listing is ready to go live on the Northwest Multiple Listing Service, as the seller, here are a few tips you should know to show your home.*

Once your home is ready to show, as your Windermere agent, I will begin marketing it to potential buyers and other real estate brokers. In order to effectively market your property, there are a few tips I will ask you to consider when I'm planning to hold an open house, or another agent wants to show it to prospective buyers.

#### **DO:**

1. **Remove pets.** Take them with you or keep them penned in the yard or garage.
2. **Open shades and curtains to let in light.**
3. **Turn on enough lights so the home is well-lit.**
4. **Remove clutter from tables and bookshelves.** Neatness makes rooms seem larger.
5. **Put away items in the yard such as garden tools, bicycles and toys.**
6. **Turn on gas fireplaces to create a cozy atmosphere.**
7. **Grind up part of a lemon in the disposal to add a fresh smell to the kitchen.**
8. **Keep radios and TVs off, or on a low volume.**
9. **Keep money and other valuables, as well as prescription drugs, locked up.**

#### **DON'T:**

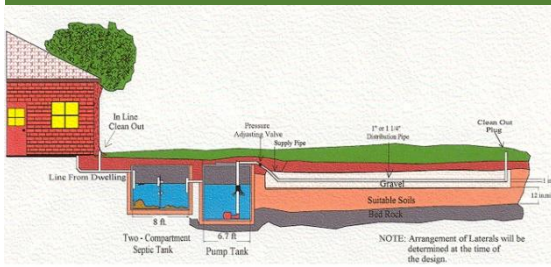
1. **Burn candles or use air fresheners.** Would be buyers may be allergic or wonder what the seller is trying to cover up.
2. **Come home early or show up during the open house.** Buyers need to feel comfortable to ask agents candid questions.
3. **Leave last minute clean-up or painting just prior to a showing or open house.** Saving clean-up or painting for the last minute will delay the agent's ability to show the property or get the open house underway on time.

Your home >>>

# Septic System 101

## Operation and Maintenance

In all cases, the frequency and level of monitoring recommended within this article should be superseded by a manufacturer requirements and recommendations or by recommendations made by the Health Department having jurisdiction.



### Septic Tank

Each septic tank should be examined annually for the first three to five years to determine the amount of sludge and scum accumulation. Once the rate is known, monitoring frequency can be adjusted per recommendation of the licensed maintenance professional.

### Pump Tank

If you have a pump tank it should be thoroughly inspected for proper operation after the initial six months of use and then annually, when problems occur, or when warning lights or alarms activate.

### Panel

If the alarm sounds, the system should be checked by a licensed maintenance professional. Under normal conditions, there is no audible alarm and the light is off. If the liquid level in the pump tank indicates a high-water condition, the red light will be lit, and the alarm will sound.

### Drainfield

The drainfield site should be mowed prior to the maintenance inspection. The drainfield should be inspected after a year of use with the frequency adjusted per recommendation of the licensed maintenance professional. The discharge in each lateral should be checked during the drainfield inspection. These findings can be compared to the original and last test for the same lateral. Changes in height or lack of flow could be a sign of clogging.



local happenings >>>

## In and Around Gig Harbor

Gig Harbor is home to a historic waterfront that is filled with boutique shops and restaurants. Whether you're out and about or looking for a great place to take in an afternoon or evening stroll, Gig Harbor has plenty to offer. Here's some of the coming up events in the next few months. For a full list of upcoming events, visit [www.gigharborguide.com/events](http://www.gigharborguide.com/events).

### April

#### 4/6: Peninsula Marketplace Makers Market

Every Saturday in April from 9:00am to 3:00pm  
Location: 5503 Wollochet Dr. NW, Gig Harbor

#### 4/6: Winter Sip and Stoll – 12:00pm

Location: Downtown Waterfront Restaurants

#### 4/13: Uptown Easter Egg Hunt – 10:00am

Location: 4423 Pt. Fosdick Dr., NW, Gig Harbor

#### 4/13: Gig Harbor Plant Swap – 10:00am

Location: 4423 Pt. Fosdick Dr., NW, Gig Harbor

#### 4/13: Spring Easter Egg Hunt – 12:00pm

Location: Sehmel Park, 10123 78<sup>th</sup> Ave NW.

#### 4/27: Annual Shred Event – 10:00am

Location: Corner lot of 7910 Stinson, Gig Harbor

### May

#### 5/4: Peninsula Marketplace Makers Market

Every Saturday in May from 9:00am to 3:00pm  
Location: 5503 Wollochet Dr. NW, Gig Harbor

#### 5/4: Relay for Life – 10:00am

Location: 5503 Wollochet Dr., NW, Gig Harbor

#### 5/15: Cocktails and Fishtails – 5:30pm

Restoration of Olympia Oyster, Pinto Abalone, and Bull Kelp

Location: Gig Harbor Taproom

#### 5/15: Sun and Moon Paint Night – 5:30pm

Location: Harbor General Store

### June

#### 6/1: Peninsula Marketplace Makers Market

Every Saturday in May from 9:00am to 3:00pm  
Location: 5503 Wollochet Dr. NW, Gig Harbor

#### 6/19: Cocktails and Fishtails – 5:30pm – 7:00pm

Forage Fish in the Puget Sound

Location: Gig Harbor Taproom

**be prepared >>>**

# Moving Tips

*Whether you're moving across town or across country, getting ready to move can be a little overwhelming. Here's a checklist to help keep you on task and make your move successful.*



## 6-8 WEEKS BEFORE:

- Use up things that may be difficult to move, such as frozen food.
- Get estimates from professional movers or from truck rental companies if you are moving yourself.
- Once you've selected a mover, discuss insurance, packing, loading and delivering, and the claims process.
- Sort through your possessions. Decide what to keep, sell or donate.
- Record serial numbers on electronic equipment, take photos, or video, of your belongings and create an inventory list.
- Change your utilities, including phone, power and water, from your old address to your new one.
- Change your address with the post office and notify creditors and others of the change.

## 2-4 WEEKS BEFORE:

- Make reservations with airlines, hotels and car rental agencies, if needed.
- If you are moving yourself, use your inventory list to determine how many boxes you will need.
- Begin packing nonessential items.
- Arrange for storage, if needed.
- If you have items you don't want to pack and move, hold a yard sale.
- Make special arrangements to move pets and consult your veterinarian about ways to make travel comfortable for them.
- Have your car checked and serviced for the trip.
- Transfer your bank accounts to new branch locations. Cancel any direct deposit or automatic payments from your accounts, if changing banks.

## 2-3 DAYS PRIOR:

- Defrost your refrigerator and freezer.
- Have movers pack your belongings.
- Label each box with contents and the room where you want it to be delivered.
- Arrange to have payment ready for the moving company.
- Set aside items you do not want packed.
- Pack clothing and toiletries, along with extra clothing in case the moving company is delayed.
- Give your travel itinerary to a close friend or relative so they can reach you as needed.

*"Pack a "first day" box with items you will need right away."*



## Moving Essentials

- ✓ Furniture pads
- ✓ Hand truck or dolly
- ✓ Packing tape
- ✓ Bubble wrap
- ✓ Newspaper or packing paper
- ✓ Scissors
- ✓ Utility knife
- ✓ Labels
- ✓ Felt tip markers
- ✓ Cornstarch packing peanuts
- ✓ Plenty of boxes

## Moving Day

### Old Home:

- Pick up the truck as early as possible.
- Make a list of every item and box loaded on the truck.
- Let the mover know how to reach you.
- Double-check closets, cupboards, attic, basement and garage for any left-behind items.

### New Home:

- Be on hand at the new home to answer questions and give instructions to the mover.
- Check off boxes and items as they come off the truck.
- Install new locks.
- Confirm new utilities have been turned on and are ready for use.
- Unpack you "first day" box.
- Unpack children's toys and find a safe place for them to play.
- Examine your goods for damage.

## FSBO?

*FSBO stands for "For Sale by Owner".* As an owner selling your property, you need to be prepared to perform the functions of licensed real estate agent. While you may believe you can save yourself the commission by selling your property on your own, the reality is selling real estate requires a significant amount of time and a high level of diligence. Selling real estate is like conducting a symphony, there are a lot of moving parts that need to be coordinated in order to orchestrate a well-played transaction. There are approximately 200 actions that can occur in any given real estate transaction. Add the ancillary contractors, inspections and any special needs one might encounter throughout the transaction and you can see just how a real estate transaction requires a well-coordinated, detail oriented real estate professional.



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The majority of FSBO properties are either over or under priced. If a property isn't properly priced it will either sell too quickly or sit on the market for an extended period with little or no activity. The typical FSBO home sells for less than the selling price of real estate agent listed homes. **According to the National Association of Realtors, the median price of a home sold by an owner last year was \$200,000 compared to \$265,500 for agent-assisted home sales, a difference of 33%. Also, in 2017 FSBO's only accounted for 7% of home sales, a decrease from 2016 and the lowest market share recorded since 1981.**

As a Windermere agent I take responsibility for the overall process of the real estate transaction. As a fiduciary representative, transaction manager, marketing professional, and negotiator, I am a liable counsel and primarily responsible for the overall process of the transaction. Additionally, I insure that all the other parties to the transaction are meeting deadlines as outlined in the terms and conditions.

By knowing the market and researching comparable properties in your area that are currently on the market, under contract, or recently sold, I will help you set the right price for your property. My knowledge of the market allows me to analyze the information and determine an appropriate price for your property. This is part of the normal course of my business and a service provided as part of the listing process.

## *In the Next Issue*

*Do's and Don'ts of Hiring a Contractor.*

*Home Inspections*

*Real Estate Market Update.*

*How Much Home Can You Afford?*



**Windermere**  
REAL ESTATE

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