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# SELLER RESOURCES

WHEN SELLING A HOME



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JORDAN [DECARO](#) REAL ESTATE TEAM

# TOP 5 WAYS TO PREP YOUR HOME TO SELL FAST

## 1 START WITH THE RIGHT PRICE

Homes that are priced strategically from the beginning are much more likely to sell faster than those that are priced too high for the market. Comparing similar homes in your area that have sold and that are currently for sale will help determine a fair market price to list your home.

## 2 DEPERSONALIZE & MINIMALIZE

To make your home feel more spacious, try to minimize as much of your belongings as possible. No clutter around the house lets buyers see your house and not your things. They need to be able to picture your home as their own, so put away the family photographs. Evaluate what you can potentially live without for the next several months and start packing. It all needs to be packed anyway, so you might as well get a head start!

## 3 CLEAN, CLEAN & THEN CLEAN SOME MORE

Everyone loves a clean home, so clean yours like you've never cleaned before! Show your home at its best with a spotless kitchen, super clean bathrooms, and shiny floors. You don't have to live like a clean freak forever, but buyers are sure to appreciate your efforts!

## 4 MAKE HOME MAINTENANCE A PRIORITY

Preparing to sell often requires putting some money and work into your home. When buyers see repairs that need to be done, they start looking for what else could be wrong with the house. This could cost you thousands off your asking price or even risk losing the sale. Being proactive and completing home repairs before listing will help selling go smoother and quicker. You can even have a pre-listing inspection done if you want to avoid the possibility of surprises later on.

## 5 BE READY & WILLING TO SHOW

Showing your home is an important part of the selling process, and being accommodating to showing requests will increase the likelihood of finding a buyer. Keep your home as "show ready" as possible at all times so that you can quickly tidy up on short notice and leave your home (taking your pets with you) before the potential buyers arrive.



# MOVING CHECKLIST

Packing up can be stressful.

Use this checklist to make sure you don't miss a beat when moving.

## 2-3 WEEKS UNTIL MOVE

- ☐ Dispose of items that can't be moved (paints, cleaners, propane, flammables)
- ☐ Recycle electronics, plastics, metals, papers, etc.
- ☐ Transfer automobile registration and drivers' license (if moving out of state)

Contact service providers to let them know that you're moving:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Accountant                | <input type="checkbox"/> Attorney          | <input type="checkbox"/> Doctor                      |
| <input type="checkbox"/> Dentist                   | <input type="checkbox"/> Financial Planner | <input type="checkbox"/> Financial Planner           |
| <input type="checkbox"/> Health Insurance Provider | <input type="checkbox"/> Schools           | <input type="checkbox"/> Auto Finance company        |
| <input type="checkbox"/> Insurance Agent           | <input type="checkbox"/> Bank/Credit Union | <input type="checkbox"/> Home care service providers |

Create a folder of important information about your house for the next homeowner. Be sure to include your new address so that future residents can forward any mail.

## 1 WEEK UNTIL MOVE

- ☐ Confirm dates with moving company.
- ☐ If moving yourself, confirm moving truck rental.
- ☐ Donate any items that you won't be taking with you to your new home.

Pack a travel kit for you and your family members

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Credit Card / Money       | <input type="checkbox"/> Clothing        | <input type="checkbox"/> Medications    |
| <input type="checkbox"/> Personal Hygiene Supplies | <input type="checkbox"/> Passports / IDs | <input type="checkbox"/> Phone chargers |



## 1 DAY UNTIL MOVE

- ❑ Final packing.
- ❑ Disassemble big furniture
- ❑ Start cleaning empty rooms.
- ❑ Set aside items to travel with.
- ❑ Confirm arrival of movers/truck.
- ❑ Confirm hotel or temporary accommodation if needed.
- ❑ Identify unpacking priorities for tomorrow.
- ❑ Make a checklist of which rooms each box will go in at the new house.

## DAY OF THE MOVE

- ❑ Clear a path from house to moving truck.
- ❑ Kids/Pets: Drop of kids/pets at pre-arranged care site.
- ❑ Confirm bill of loading and inventory before signing.
- ❑ Make a floor plan of where all furniture is going.
- ❑ Check boxes and belongings and note any missing items or damage.
- ❑ Be prepared to pay the mover and have cash on hand to tip workers.
- ❑ Conduct final walk-through, do a final clean, and confirm nothing is left behind.
- ❑ Arrange for new locks and keys to be made.



Have questions?  
Looking for recommendations  
and helpful resources?

**ASK JORDAN**

218.428.0861  
[jordan.decaro@results.net](mailto:jordan.decaro@results.net)



# SERVICE PROVIDERS

## AUCTIONS

Crandalls Auction Service  
218.891.1609

## ASBESTOS TESTING AND REMOVAL

ACCT INC, Asbestos, Lead, Mold  
Remediation 218.879.2241

## CARPET

Bradley Interiors: 218.722.6306  
Johnson Carpet One: 218.628.2249  
Superior Flooring 715.394.3637

## CHIMNEY REPAIR AND INSPECTIONS

Lakeview Masonry: 218.525.5146  
Black Goose: 218.721.3192  
Paul Webster: 218.393.8692  
Ron's Restoration: 218.355.8074  
Hayday Home 715.817.2419

## CLEANING SERVICES

Superior Shores Cleaning: 218.721.6459  
White Glove Janitorial: 218.251.1011  
Cassie Williamson 218.269.1728  
Alicja Swierc 218.269.0535  
Mark Vaughan 218.343.3933  
Twin Ports Trash Trailer 218.206.7225

## CONCRETE RAISING/ GARAGE REPAIR

Lakeview Masonry: 218.525.5146  
Black Goose: 218.721.3192  
Paul Webster: 218.393.8692  
Ron's Restoration: 218.355.8074

## DESIGNER

JMB Designs: 218.349.1292

## DIRT

DuluthDirt.com

## ELECTRICIAN

Hunt Electric: 218.628.3323  
Electric Systems: 218.722.0764  
Harbor Electric: 218.590.7745  
Tri Star: 218.390.0470  
Benson Electric 715.394.5547

## ENVIRONMENTAL TESTING

Twin Ports Testing: 218.722.1911  
Earthburners: 218.628.0454  
Scott Peterson: 218.348.0378



# SERVICE PROVIDERS

## GARBAGE DUMPSTERS

Hartels 218.729.5446  
Waste Management 218.624.7838  
CORE Advantage 715.399.2754  
Demolicious: 218.940.5446  
WLSSD: 218.722.0761  
VEIT: 218.626.3867

## GAS FIREPLACES AND REPAIR

Saginaw Stoveworks: 218.729.8390  
Energy Plus: 218.722.7818  
Fireplace Corner: 218.729.4895

## DONATION DROP OFFS

Bradley Interiors: 218.722.6306  
Johnson Carpet One: 218.628.2249  
Superior Flooring 715.394.3637  
Savers

## HANDYMAN

White Glove Janitorial: 218.251.1011  
Mark Bennewise: 218.269.4389  
Litman Construction & Handyman  
218.525.4489  
Chase Coombe: 218.349.1735  
Jacob Jackson 715.969.7900  
Derek Nash 218.730.7714

## HEATING & COOLING

Belknap Plumbing 715.394.7754  
Walstrom Heating & Electric  
Krause: 218.722.6354  
Brent's: 218.390.1479  
Carlson: 218.727.0063  
North Star: 218.206.6808  
Twin Ports Custom Climate:  
715.201.6990

## HEATING (OIL)

Curtis Oil: 218.729.8241  
Como Oil: 218.722.6666  
Harbor City Oil: 218.624.3633  
Kimmes Oil: 715.201.6830  
Caywood 218.729.6510

## HOME INSPECTIONS

Travis Coleman 218.240.1984  
Frank Lundeen: 218.409.6263  
On Point Home Inspections:  
218.349.2470  
Leone Home Inspections  
218.940.1186  
Twin Ports Home Inspection:  
218.591.3764



# SERVICE PROVIDERS

## LANDSCAPING, LAWN & TREE SERVICE

Anytime Landscaping: 218.428.6664  
J & K : 218.525.9963  
Taylor's Landscaping 218.409.6947  
CORE Advantage 715.399.2754  
Duluth Lawn  
Mattson Tree Service 218.390.8534  
Brookers Tree Care 218.343.7837  
Ricks: 218.728.2427

## MOVERS

Sellers Auction: 218.221.6212  
Lakeside Transfer: 218.726.0317  
Wherley Movers : 218.727.8811  
A-1 Movers 715.392.8500  
Bard Moving by Day 218.428.3568

## PAINTERS

Anderson & Hammack 715.395.2784  
Jordan Gender  
Duluth Painting & Staining  
218.606.0917  
Nick Toscano 218.349.8522

## PLUMBING

Belknap Plumbing 715.394.7754  
Gutherie Plumbing & Heating:  
218.940.8333  
Young Plumbing: 715.395.2929  
Carlson Plumbing: 218.727.0063

## APPLIANCE REPAIR

Drew Helt: 218.270.5700  
Johnson Mertz 218.722.5803

## GLASS REPAIR

Glass Guru: 218.624.2119

## RADON REMEDIATION & TESTING

Rock Hill Radon 218.310.8732  
Adamski Builders: 218.722.4295,  
218.393.2495  
Advanced Radon Solutions:  
218.491.3752

## ROOFING CONTRACTOR

Perrins Roofing: 218.393.5916  
Miller Roofing: 218.628.3451  
Perrault Construction: 218.723.8477,  
218.525.1293  
Billings: 218.729.0718, 218.940.8299  
Duluth Roofing: 218.722.8868

## SECURITY (RE-KEYING)

Minnesota Locksmith 218.722.3294  
Harbor Security: 218.727.9333



# SERVICE PROVIDERS

## SELF SERVICE MOVING

UHaul: 800-468-4285  
Budget: 218.722.9770  
Penske: 218.724.5387  
Lakeside Transfer: 218.726.0317  
A-1 Movers 715.392.8500

## SEWER CLEANOUT, SYSTEM LINING, INSTALL & EXCAVATING

Midway Sewer: 218.628.0345  
Roto Rooter: 218.722.6353  
Advanced Sewer: 218.391.6329  
ABCO Sewer Video Inspections:  
218.878.1317  
ABC Plumbing - Sewer:  
218.525.6049  
Contour Excavating 218.221.9624  
Hill Side Sewer & Drain Cleanouts  
218.213.5063  
Shelton Excavating 218.729.9813  
Northland Lining 218.966.1905  
Swampthing Environmental  
218.349.1612

## SEWER/HOLDING TANK PUMP SERVICE

Midway Sewer 218.628.0345  
Geno's Septic 715.398.6118  
Lakeside  
Young Plumbing & Heating  
715.395.2929  
Brechts Septic 218.729.8072  
Mr. Biffy LLC 218.213.6775

## SNOW REMOVAL

Matt LeBard: 218.591.3186  
Cozzi: 218.213.2036  
CORE Advantage 715.399.2754  
Kyle Bergman

## SOIL TESTING

Polkoski Plumbing 715.372.4156

## STRUCTURAL ENGINEERS/FOUNDATI ON ASSESSMENTS

Northland Consulting: 218.727.5995  
MBJ Structural: 218.722.1056  
LHB, Inc: 218.727.8446  
Woodhull Construction  
715.364.2454



# SERVICE PROVIDERS

## SURVEYOR

ALTA: 218.727.5211

Ayres Assoc: 218.722.7131

Cornerstone Surveying 218.393.9728

Survey Science Land Survey 218.428.4327

## WET BASEMENT REPAIR

Northern States: 218.724.2862

East Central Basements: 218.720.0935

DBS (Duluth Basement Systems) 218.955.7945

## WOOD FLOORS & RESTORATION

Duluth Hardwood Floorcraft:  
218.428.2850

Lakeview Flooring: 218.213.0633

Northland Hardwood: 218.409.0928

Twin Ports Flooring: 218.310.1861

## WELL DRILLING

Kent Drilling 218.384.9778

Big Dog Drilling 715.416.2372

Rasmussen Well Drilling Inc. 218.834.3387

Wayne Holly 715.372.4260