

YOUR HOME



TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

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Landscaping Can Increase Your Home's Value

A home with neat, attractive landscaping can make a positive impression on prospective buyers and entice them to see the interior of the house. Studies show that landscaping improves the value of your home, and homeowners can sometimes reap as much as a 100 percent to 200 percent return on their landscaping investment. By comparison, a redecorated bathroom returns only 75 percent.

When starting a landscaping project, experts suggest the following tips:

Develop a plan. Determine how much time and money you have for your improvements. Then plan to do one activity each month.

Appeal to the senses. Color can attract potential home buyers and result in a quicker sale. Plant flowers along your driveway or repaint the exterior of your home. Choose a color scheme that sets your home apart from others in your neighborhood.

Add pathways and lighting. Winding or staggered pathways from the street to the front door are popular. Use stones or small flowers as a border along the path and low-voltage lighting in the yard for visual appeal.

Choose plants with care. Ask gardening experts in your area what plants are most appropriate for your climate. Plants spaced too close together or are labor-intensive can deter potential buyers.

Explore options. Use gardening and home design software to experiment with different looks before spending money on landscaping services.



Reduce Flood Damage in Your Home

April showers may bring May flowers, but too much rain can flood your home. To minimize flood damage, insurance experts suggest the following preventive measures.

- Know your flood risk. A flood map from your local building department can show the projected flood elevation in your neighborhood and how much water could enter your home.
- Get flood insurance. Many homeowners' policies do not cover flood damage, so a separate policy for flood insurance is necessary.
- Consult with a licensed electrician about elevating electrical wiring equipment, such as fuse boxes, outlets and light sockets, at least 12 inches above the projected flood elevation in your home.
- Install a backflow valve to prevent sewage from backing up into your home.
- Plug basement floor drains with either removable or permanent grids.
- Move valuables and irreplaceable items, such as family photo albums, tax and bank records and insurance policies, to higher locations.
- Move hazardous materials to higher locations. Cleaning up a house filled with flood water mixed with toxic materials can be difficult and costly.

