

Forewarned is Forearmed: Top 6 Investment Property Repairs

When you first look into whether an investment property in Charlottesville would be a suitable addition to your own portfolio, the positives leap out. Charlottesville investment properties can throw off positive cash flow even as they appreciate in long-term value. What's not to like? But there is one area that may hover as a wildcard: the maintenance issue.

Because tenants are part of the picture, Charlottesville investment properties undergo varying amounts of wear and tear, so keeping them in top shape does require at least some degree of attention. Veteran landlords learn how to handle maintenance and repairs with a minimum of turmoil—sometimes by simply farming them out to professional property managers. In that, we are fortunate—Charlottesville has some great ones!

However you choose to address the issue, it's useful to know which repairs investment property owners say are most frequently needed. Here are six leaders:

1. **Leaks.** Under sinks, under windows and in the ceiling, leaks require the swiftest action to forestall expensive repercussions. Even the smallest leaks can result in mold growth, so any hint of water where it doesn't belong rates immediate attention.
2. **Appliances.** They have the greatest number of working parts, so it's no surprise that they wind up having the greatest number of non-working parts. Repairmen are whispering that current models in almost all brands are not holding up as well as they used to...so when replacements are necessary, consider that higher-quality models may be worth the initial expense.
3. **Water heater.** Tenants deserve hot water, so when it peters out, having the attention of a veteran plumber can be the difference between a repair (often all that's needed) or a more expensive replacement.
4. **Rodents and bugs.** Sealing up holes is the first line of defense for discouraging all manner of creepy-crawlies. If they show up anyway, Charlottesville pest control experts can usually rid infestations for at most a few hundred dollars.
5. **Furnace.** If the heat goes out during cold spells, unless it's only a pilot light going out, it can quickly become an emergency situation. You'll want to have the emergency phone number for one of Charlottesville's experienced furnace repairmen at the ready.
6. **Running toilet.** We're all familiar with the sound of a toilet that won't shut up. It's usually (in fact, virtually always) due to a "flapper" that doesn't quite seat properly. These are inexpensive parts that are easily replaced—but there are also a hundred different varieties. All the expertise that's required to fix this common tenant complaint can be found in YouTube videos demonstrating the various 10-minute solutions.

Let's talk about how to easily budget these minor repairs by including a homebuyer's warranty into your next purchase. Not all that handy?? These repairs can be easily budgeted as a flat rate expense instead of costly improvements! Some terrific Charlottesville investment property possibilities are among this fall's listings. Call us and we can get you in the door today!



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SETH BATTON

REALTOR, ABR®, e-PRO®, GREEN®

Born and raised in the Shenandoah Valley of Central Virginia, I love everything outdoors. Most of my free time is spent hiking, rock climbing, playing water sports, or cooking out on the back deck with friends. As a child, my parents built me with the core values of a southern gentleman. Trust starts with honesty and honesty builds integrity. I'm a technology guru! One of my favorite hobbies is restoring old homes in depressed neighborhoods to meet the needs of our generation today. My mission is to build a career worth having, a business worth owning, and a life worth living. Being GREEN® is more than just the resource efficiency of your home. It's a lifestyle choice! Let's discuss how to minimize your carbon footprint in everyday life by simplifying your daily commute, decreasing your household energy costs, and boosting the efficiency and sustainability of your daily routine!

I'm an Accredited Buyer's Representative (ABR®) with the National Association of Realtors. Which means I have extensive training to help walk you through the home buying process from start to finish. From lenders and home inspectors to mortgage agents and closing companies, together we will find the best home for your family's needs!

As an e-PRO®, I can show your home to over 500 million visitors today. And you don't even need to vacuum! Curb appeal isn't just about looking good from the street. It's about looking good from the digital highway!

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