

SOLD BY SHERARD

REAL BROKER, LLC

COASTAL HOME SELLER CHECKLIST

Preparing your coastal Carolina home for the market

Selling near the coast comes with a few extra considerations. Having this information ready before listing can help answer buyer questions, reduce surprises during due diligence, and present your property as a well-maintained coastal home.

Flood & Insurance

- Confirm the property's current flood zone.
- Locate the Elevation Certificate, if available.
- Gather current flood insurance information, if applicable.
- Gather homeowners and wind/hail insurance information.
- Locate documentation for any previous flood or storm damage and repairs.
- Identify any transferable insurance policies or coverage, if applicable.

Exterior & Storm Readiness

- Inspect the roof and document its approximate age.
- Check siding, trim, soffits and fascia for damage.
- Inspect windows and exterior doors.
- Check decks, porches, stairs and railings.
- Inspect exterior fasteners and fixtures for coastal corrosion.
- Locate hurricane shutters and related hardware, if applicable.
- Trim trees and landscaping away from the home.
- Pressure wash exterior surfaces as needed.
- Make sure gutters and drainage areas are clear.

Moisture & Crawlspace

- Check crawlspace for moisture or standing water.
- Inspect for visible mold or mildew concerns.
- Check vapor barrier condition.
- Test or service dehumidifier, if equipped.
- Check foundation vents and crawlspace access.
- Look for signs of previous water intrusion.
- Address noticeable musty odors before listing.

HVAC, Plumbing & Mechanical

- Document HVAC system age.
- Have HVAC serviced if needed.
- Inspect outdoor HVAC equipment for salt-air corrosion.
- Replace HVAC filters.
- Document water heater age.
- Check plumbing fixtures for leaks.
- Check outdoor showers and exterior plumbing.
- Gather maintenance records and warranties.

Termites & Wood-Destroying Insects

- Locate previous termite inspection reports.
- Gather termite bond information, if applicable.
- Confirm whether the termite bond is transferable.
- Address visible wood damage or moisture concerns.
- Consider a pre-listing inspection if there are known issues.

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Documents, community information and final preparation

HOA & Community Information

- Gather current HOA/POA dues.
- Identify any known special assessments.
- Locate community rules and restrictions.
- Gather information on amenities and associated fees.
- Confirm golf, pool, marina or club memberships separately from HOA amenities.
- Identify transfer or initiation fees, if applicable.
- Gather short-term rental restrictions, if applicable.

Septic, Sewer & Utilities

- Confirm public sewer vs. septic.
- Locate septic permit and service records, if applicable.
- Confirm public water vs. well.
- Gather well information, if applicable.
- Identify propane tank ownership or lease, if applicable.
- Gather average utility information when available.

Furnished & Second Homes

- Decide whether furniture will convey.
- Create a clear list of items that will remain.
- Identify items that do not convey.
- Remove personal belongings and valuables.
- Locate appliance manuals and warranties.
- Gather information for smart-home equipment.
- Organize keys, remotes and access codes.
- Make arrangements for boats, golf carts, beach equipment and recreational items.

Before Photography

- Remove excess beach gear and outdoor equipment.
- Clean porches, patios and outdoor living areas.
- Clean windows and sliding glass doors.
- Remove rust stains where possible.
- Clean outdoor furniture.
- Stage porches, patios and screened rooms.
- Make sure water, marsh, golf or Intracoastal views are not unnecessarily obstructed.
- Remove vehicles, golf carts and trash cans for photos.

Documents to Have Ready

- Property survey.
- Elevation Certificate, if available.
- HOA/POA information.
- Flood information.
- Insurance information.
- Termite bond or inspection.
- Roof documentation.
- HVAC records.
- Septic records, if applicable.
- Permits for additions or renovations.
- Warranties.
- List of improvements and approximate dates.
- Information regarding previous storm or flood damage and repairs.

COASTAL SELLER TIP - Don't wait for a buyer to ask. The more information we can gather before your home hits the market, the easier it is to answer buyer questions, reduce surprises during due diligence and present your property as a well-maintained coastal home.

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General preparation guide. Property-specific disclosure, insurance, HOA/POA and inspection requirements may vary.