



September

A REAL ESTATE NEWSLETTER

BY WILLIAM GAWNE JR.



8 INTERVIEW QUESTIONS TO ASK A POTENTIAL CONTRACTOR

You may not be the expert, but
you are the boss!

MARKET UPDATE

Market Update for your local area

THINGS A SELLER MUST DISCLOSE WITH A HOUSE-BUYER

Important information you
need to know

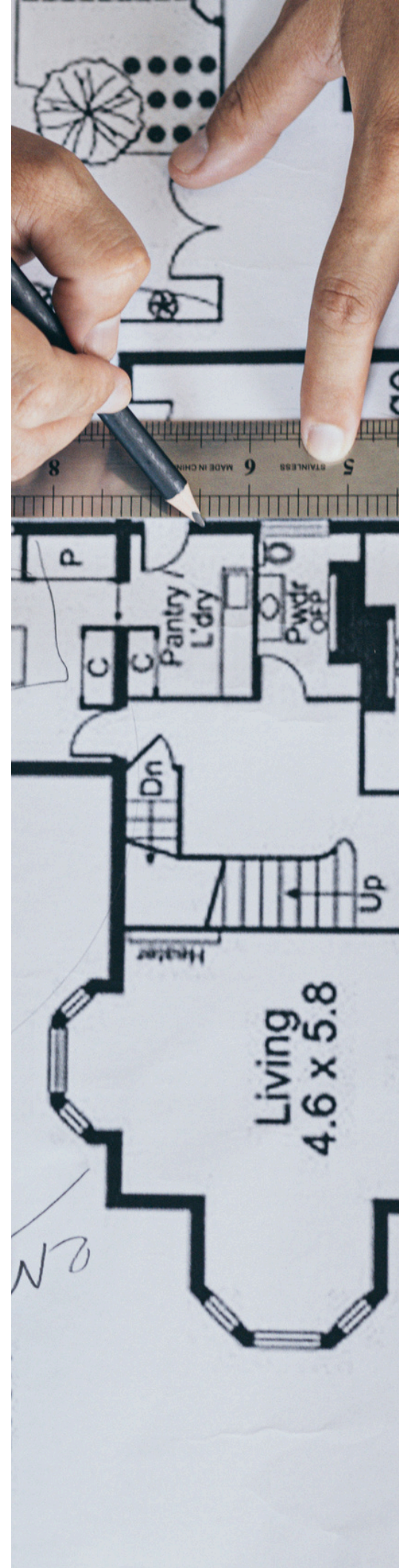


8 INTERVIEW QUESTIONS TO ASK A POTENTIAL CONTRACTOR

Dreaming up a new kitchen or spa-worthy bathroom may be the most fun part of renovating, but choosing the right renovation contractor is the most important part. This person will rip out your walls and spend your money, so it's really important that you like and trust them enough to embark on the remodeling journey together.

We've all heard nightmare stories of homeowners who wound up chained to the wrong contractor. Don't be one of them! Asking these questions might help you make the best hire:

- # 01 *Can you share references?*
- # 02 *What is the cost breakdown?*
- # 03 *How long have you worked in our area?*
- # 04 *Are you licensed, bonded, and insured?*
- # 05 *Will you obtain a permit?*
- # 06 *What is your timeframe?*
- # 07 *Who will be doing the work?*
- # 08 *Will you put everything into a contract?*



THINGS A SELLER MUST DISCLOSE WITH A HOME BUYER

- **DEATH IN THE HOME**

What h Some buyers have concerns about purchasing a home where someone died. In Texas, it is required if it is related to the condition of the property or violent crimes, but not for natural causes, suicides, or unrelated accidents.

- **NEIGHBORHOOD NUISANCES**

A nuisance is often a noise or odor from a source outside the property that could irritate the property's occupants. Sellers should disclose what buyers will potentially experience.

- **HAZARDS**

Texas law requires sellers to disclose the presence of hazardous or toxic waste, asbestos, urea-formaldehyde insulation, radon gas, lead-based paint, and previous use of the premises for the manufacture of methamphetamine.

- **HOA INFORMATION**

You should disclose if you are in an HOA. Associations generally impose monthly fees on homeowners, and they can impose rules on their membership that a prospective buyer might or might not find acceptable.

- **REPAIRS**

What have you repaired, and why? Buyers need to know the home's repair history so they can have their own home inspectors pay extra attention to problem areas and so that they're aware of probable future issues.

- **WATER DAMAGE**

When water gets in where it shouldn't, it can damage personal possessions, undermine the home's structure, and even create a health hazard by causing mold growth. Sellers should disclose past or present leaks or water damage.



SEPTEMBER Maintenance

Tips

- Check ceiling fans and reverse to clockwise
- Inspect the chimney and clean fireplace flues
- Have your furnace serviced
- Fertilize and aerate lawn
- Clean baseboards and trim

MARKET UPDATE

JULY 2025 | PRINCE GEORGE'S, ANNE ARUNDEL AND MONTGOMERY COUNTY



PROPERTIES
LISTED

4,089

PROPERTIES
SOLD

2,257

AVERAGE
SALE PRICE

\$540,000

AVERAGE
LISTING PRICE

\$536,000

AVERAGE DAYS
ON MKT

24

MONTHS OF
INVENTORY

2.5



The real estate market is very active in September. Contact me for more information.

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YOUR FREE HOME VALUE!



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