The Older Mount Dora Home Seller's Checklist

An easy, print-friendly list for owners of older and historic homes in and around Mount Dora. Check off what you have, and circle what you need help with.

1. Your goals (start here)

☐ My ideal move timeframe: _____

☐ Do I need to sell before I buy, or can I buy first? (Ask your lender or financial advisor.)

☐ Who else is part of this decision (spouse, children, co-heirs)? _____

☐ My top 3 priorities (price, timing, simplicity, privacy): _____

2. Historic district status

☐ Year built (Lake County Property Appraiser record): _____

☐ Is the home inside the City's Historic Preservation Review Area (11th Ave to 1st Ave, Helen St to Highland St)? ☐ Yes ☐ No ☐ Not sure

☐ Certificates of Appropriateness (COAs) for past exterior work, such as roof, windows, doors, siding, porch, or additions

☐ Building permits and final inspections for that work

☐ Planning on exterior work before listing? Call Planning & Development first (352-735-7112). COA applications are due about 3 weeks before the monthly Board meeting.

3. Insurance-ready folder (your buyer needs a new policy)

☐ Roof: year of last **full** replacement _____, permit, invoice or warranty

☐ Roof 15+ years old? Consider a roof inspection documenting remaining useful life

☐ **Four-point inspection** (roof, electrical, plumbing, HVAC). Citizens requires one on new applications for homes 20+ years old.

☐ **Wind mitigation inspection.** Documented features may qualify a buyer for premium discounts.

☐ Electrical panel type and age _____; any wiring updates

☐ Water heater age _____; plumbing updates (pipe type, if known)

☐ HVAC age _____; recent service receipt

☐ Any insurance claims, especially flood or water, and records

4. Fix first (deal-protectors)

☐ Active leaks or evidence of leaks repaired, with receipts kept

☐ Electrical safety items (exposed wiring, missing covers, DIY work)

☐ Wood rot, soft porch boards or steps, termite evidence

☐ Smoke detectors working; handrails secure

☐ HVAC serviced and working

☐ Bigger items I'm *not* fixing: written contractor quote in hand

5. Disclosures and documents

- ☐ Home built before 1978? Federal **lead-based paint** disclosure and EPA pamphlet
- ☐ Florida **flood disclosure** (flood damage, flood claims, federal flood assistance during your ownership)
- ☐ General seller's property disclosure. Tell your agent what you know.
- ☐ Deed and survey (if available)
- ☐ Most recent property tax bill
- ☐ HOA or deed restriction documents, or confirmation there are none
- ☐ Utility bills (12 months if possible), warranties, appliance manuals
- ☐ Termite treatment or bond records; septic records, if applicable

6. Downsizing and belongings

- ☐ Measured the rooms in my next home
- ☐ Family invited to claim items, with a deadline
- ☐ Sort piles: keep / family / sell or donate / discard
- ☐ Help lined up as needed: senior move manager, estate sale, donation pickup, cleanout
- ☐ "First night" box planned: medications, documents, chargers, clothes

7. Inherited home? (talk to a Florida probate attorney first)

- ☐ Found the most recent deed and how the home was titled (trust, joint, sole name)
- ☐ Probate attorney contacted. Who has legal authority to sell? _____
- ☐ Homeowners insurer notified; asked about vacancy coverage
- ☐ Utilities on, home secured, mail handled, yard maintained
- ☐ Receipts kept for all expenses paid on the home
- ☐ CPA consulted about taxes before selling

8. Ready to list

- ☐ Deep clean; declutter; touch-up paint inside
- ☐ Curb appeal: shrubs trimmed, porch and walk cleaned, porch light working
- ☐ Original character features noted (floors, millwork, built-ins, porch) for the listing story
- ☐ Pricing review based on similar homes. Historic compares with historic.

Want a second set of eyes? Request a free, no-pressure home consult. I'll walk through this list with you and help you decide what matters for *your* home.

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General information only, not legal, tax, or insurance advice. Requirements change. Confirm with the City of Mount Dora, your insurance agent, and a licensed Florida attorney. No particular sale price or timeline is guaranteed.

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Sources: City of Mount Dora (mountdora.gov/848, /291); Citizens Property Insurance (citizensfla.com/web/public/inspections); Fla. Stat. 627.7011, 689.302; U.S. EPA (epa.gov/lead/real-estate-disclosure).