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Keep an eye out for these common repairs when retaining a broker to market your home for sale:

* **Fogged windows.** When moisture builds up between panes where the seal has failed, it leads to foggy windows which look dirty.
* **Leaky plumbing.** Check jet tub systems, faucets, shower fixtures and watering systems for leaks and electrical issues during a home inspection, to prevent surprise maintenance issues after you open escrow with a buyer.
* **Rotting wood on exterior trim.** Splitting or rotting boards make your home’s exterior look shabby. Consider replacing, caulking and painting them.
* **Split or missing roof shingles.** Roofs that need work scare buyers. Discuss with a broker the level of repair, cost, market conditions, comparable sales and how quickly you want to sell before making a repair decision.
* **Loose hand or deck rails.** Buyers pay a lot of attention to handrails, so avoiding fixing safety issues may cost you your buyer. Correcting wobbly rails satisfies better qualified buyers.
* **HVAC units.** HVAC units are a buyer’s primary concern as they are expensive to replace. Consider having the unit cleaned, serviced, or at a minimum, change the air filter.
* **Light bulbs.** To avoid implying a major electrical issue in your home, simply change your burned-out light bulbs with high-end bulbs of the correct wattage.
* **Dirty spaces.** Choose to make repairs and replacements wisely, but don’t skimp on clean walls, floors, carpets, bathtubs, showers, kitchens and driveways to make your home look ready for a buyer to occupy.

Call me today to help prepare you and your home for a sale!

Repairs to consider
WHEN selling your home