





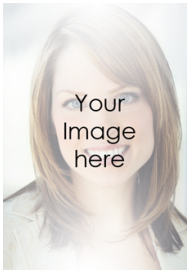


7 PROPERTY DEFECTS TO FIX BEFORE YOU SELL

Rid your home of critical defects and hazards to attract better buyers. Make your home more desirable by either paying to cure property flaws or factoring the costs into your pricing:

1. **Outdated roof**. Replacing an old roof or certifying your roof is in good condition helps to quickly sell your home.
2. **Cluttered gutters**. Proper rain runoff prevents water damage to the foundation. Buyers also appreciate the appearance of clean gutters.
3. **Old windows and doors**. Creaky doors and sticking windows need oiling or waxing. They could even require pricey updates in older homes.
4. **Broken appliances**. While buyers expect to replace a few appliances, multiple old or broken appliances which need replacement put buyers off.
5. **Termites**. Pest infestations literally chase buyers away. Market your home as infestation-free through a certificate of clearance.
6. **Faulty air conditioning**. A broken HVAC system needs a contractor's estimate of the cost to repair for either you or the buyer to foot the bill.
7. **Cracked foundation**. Faults in your foundation often signal more serious defects. When structural damage exists, repair it before your home is marketed for sale to avoid after-closing complications with your buyer.

Give me a call today. We'll review what to do and find the best time to sell your home.



Your Name

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