

# Getting Your Home Ready For A Buyer's Comparison

Most buyers in today's market look at many homes before buying, comparing the pluses and minuses of each. To get your home ready for this inspection there are a few inexpensive but effective things you can do. Step back and look at your home with that critical eye you had when you bought it.

## 1. **Make a buyer's first impression of your home a lasting one.**

Trim the bushes and trees, make the flower boxes shine with some new color. Refinish or paint the front door, clean away cob webs and touch up paint as needed. Replace minor items like the front door mat, worn throw rugs, shower curtains and bedspreads.

## 2. **Fix it.**

Make sure everything in the house works. Replace burned out light bulbs and clean light fixtures. Repair leaky sinks, oil squeaky doors and clean dirty sliding door tracks. Tighten or replace door knobs.

## 3. **Open Up The Inside.**

Make your house bright and inviting and eliminate clutter. Reposition light fixtures or increase the light bulb wattage to make areas brighter. Clear and clean kitchen and bath room counters, clean off the notes and magnets from the refrigerator. Clear out extra furniture kitchen appliances and unfinished projects. Clean out the closets, move unnecessary stuff out of sight, box up seasonal clothes and get everything off the closet floors.

## 4. **Major improvements "Yes" or "No"?**

Before spending a great deal of money fixing up your house for sale, carefully consider if it's money well spent. Replacing dingy or worn out wallpaper and carpet are generally wise moves. Major improvements that will get you the most return are:

- a.) upgrading a dated kitchen
- b.) adding a second bathroom
- c.) adding a fourth bedroom
- d.) painting the exterior
- f.) landscaping improvements

Before beginning any major repair job let us help you determine the value of your home both before and after the improvements are made.



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