



Services provided...

- *Staging*
 - *Room re-design*
 - *Painting*
 - *Trash outs*
 - *Sale ready cleaning*
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- Buying a home is EMOTIONAL.
 - Selling a home is a Business, The home is a product. The goal is to sell the house fast, and for the most money possible.
 - The Home Enhancement Co specializes in preparing a home for re-sale. We work with the "flow" of your home. We eliminate clutter, edit and arrange furniture, and **add focal points**, as well as color consultations so your house will **stand out** in the market place.
 - As the real estate industry often stresses, **First impression** is the key factor in selling your home. Typically a potential buyer has made up their mind **10-15** seconds after they step in the front door. They were already forming an opinion as they pulled into your driveway! That does not leave much room for fault.

Here are some tips for improving and raising the price of your home.



GETTING A HOME READY TO SELL

Buyers pay a premium for a home in top-notch, move-in condition, so once you decide to sell, make sure the home is ready to sell.

- Paint: Few things you can do will ENHANCE the salability of your home quite as much as painting. For the outside, scrape or power wash any blistering or peeling areas, repair gutters and downspouts; replace wood showing dry rot. For the inside fresh paint is always a plus however, to save money sometimes just painting one accent wall can make a *HUGE* difference.
- Front entry: Give special attention to this area. First impressions do make a difference! All woodwork should be freshly and neatly painted, including the door if necessary. Replace badly worn or broken doorbells. Polish any door brass. Paint or replace any unsightly mailbox.
- Yard: Mow and trim the lawn. Weed the flower beds; remove or replace dead plants and trees. Plant bright flowers to make home look inviting.
- Driveway, Garage/Carport: Clean up grease or oil spots; remove the soil at least, if not the stains. See that the garage door opens freely, and if you have a garage door opener, make sure it is in good working order.
- Patio: A nice spread of outdoor furniture looks appealing. if necessary, borrow some from a friend to ENHANCE the appearance of your property.

LOOK AT THE BASICS

- Windows: Repair or replace torn or bent screens. As a last resort, remove them entirely; it is better to have no screens than to have unsightly ones. Replace cracked or broken panes. Also, notice unsightly foliage near windows. A window framed in ivy can give a warm, homey feeling, but cut back if the foliage is restricting the light coming into the room.
- Doors: Check to see that all doors open and close freely. Including closet doors and patio doors. Oil any squeaky doors. Tighten the hardware, particularly the doorknobs.
- Walls: As with the exterior, painting indoors will pay off as well. Wallpaper should be clean and adhered good.
- Floors: Make sure that floors are cleaned and or vacuumed. If carpet needs to be re-stretched have it done. (The cost is minimal)



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CHECK THE MECHANICALS

- . Lights: Every light socket in and around the house should have a bulb of adequate wattage. Don't forget those outside and in the garage.
- . Switches and fixtures: Repair or replace wall switches, outlets, and old light fixtures that don't work. Replace any broken switch plates.
- . Appliances: Those that will be sold with the home should be in good working condition. If specific equipment does not work and you don't intend to repair it, point this out.
- . Plumbing: Badly chipped or irreversibly stained sinks should be re-enameled, patched, or replaced. Leaky or noisy toilets should be repaired, as well as any dripping faucets.

GO FOR THE SPACIOUS LOOK

One of the best and least expensive ways to improve the show ability of your home is to open up as much space as possible. Openness stimulates positive feelings in buyers. Over stuffed rooms and closets give the impression of being smaller than they really are. You can't change the size of the room, but you can try to present it in a pleasing way.

- . Closets and storage areas: One of the most frequently voiced requirements of the buyer is for more closet and storage space. Open up your storage areas by removing items you are not using.
- . Counters and cabinets: The same principle used for closets applies here: over crowding gives the impression of inadequacy. This applies to kitchens and bathrooms. Store infrequently used appliances.
- . Garage: Buyers will pay a premium for a garage if they can imagine it being of value to them, but it's hard to visualize when it is filled to overflowing. If your garage has become a two car attic, move the excess to a storage unit.



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HOUSE KEEPING TIPS

- Bathrooms: Few places in the home can get so dirty so fast, and yet few things can "un sell" a house as fast as a dirty bathroom. Vanity, sink, faucet hardware, and mirror are the focal points. But, don't forget other potential problems: soap residue in the shower, a moldy shower curtain, and soiled toilet bowls.
- Kitchens: Most buyers will inspect the kitchen carefully, so time invested here is well spent. Clean the stove inside and out. Replace badly stained or corroded reflector plates under the heating elements. Make sure microwaves are clean as well. If any drawers are off track, fix them.

Call Today
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