

# Adding Value To Your Home



## Fast Fixes that Truly Add Value to Your Home

Whether you are an investor who flips houses for profit, a homeowner contemplating an update or remodel to your home, a seller preparing your home for market or a buyer deciding on the right home to invest your money in; it pays to know where you will get the best return on your investment dollar.

The number 1 easiest project that gives the biggest impact for your time and money is PAINT – inside and out. When you refresh old surfaces with modern colors you remove years from the appearance of the home. Painting is inexpensive when compared to other fixes and can be done in less than a week for most homes.

Install new carpet. New carpet gives off the feeling of “clean”. Old carpets retain the smell and odors every used home has, particularly cooking and pet odors. At a minimum have them professionally cleaned.

Lay new flooring. If your home has tired old vinyl anywhere replace it. If fancy hardwood is not in your budget there are many engineered prefinished options available. Most go right over the existing floor. Dark shades are particularly attractive and blend in with any decor.

Update the fixtures. A home requires updating every 7 to 10 years. Homes have fashion trends just like clothing. New modern light fixtures, switch plates, faucets, door and cabinet hardware can be easily and inexpensively purchased and installed yourself.

Replace the appliances. Right now there are some real bargains to be had so this does not have to be expensive. If you can afford it go for the big-ticket luxury name brands for the most impact. Kitchens are one of the rooms that sell a home. New appliances exude quality and luxury throughout the home.

Fix or replace the windows. Modern windows contribute to the energy efficiency of a home. While not necessarily an inexpensive upgrade, windows are at the top of the list of considerations for every buyer. You will get a return on your expense.

Improve the homes systems for energy efficiency. Call in a pro and update the heating, electrical, hot water and plumbing. Going green and energy efficient will not only benefit you, your pocketbook and the environment it is a big selling point for your home.

If your roof is nearing the end of its life, reroof. Installing a new roof can be done in as little as 3 days or less, it will extend the life of your home and increase its value. There are many attractive shingles to choose from that will compliment the color scheme of your home, make it appear younger and modern.



**Cathy Staup is  
your ticket to  
a sold home!  
206-276-1070**

**Buyers  
&  
Sellers**

*The Path To Your  
Real Estate Dreams*

**Cathy Staup**

**Your Puget Sound  
Real Estate Expert**

Preview Properties



An Agent you  
can feel great  
about!

Cathy Staup experienced real estate agent in Washington State, a member of the Northwest Multiple Listing Service and a prestigious member of the President's Club. Experienced in all phases of sales and marketing, Cathy is passionate about going the extra mile for her clients. As an approved instructor for the Washington State Housing Finance Commission which provides home buyer education services she has gained a unique understanding of the challenges either first or third time home buyers face and is dedicated to making the experience as stress-free as possible. Cathy believes in the importance of informed and educated buyers or sellers. Sellers have benefited from Cathy's marketing experience since 2002. Cathy offers her experience, skills, motivation, attention to detail, follow through track record, and ability to provide the most service with the least amount of hassle for her clients.

Learn More at: <http://www.positivepathhome.com>

A vertical real estate advertisement banner. It features a landscape image of a house and trees on the left. The text on the right reads: "Buyers & Sellers", "The Path To Your Real Estate Dreams", "Cathy Staup", "Your Puget Sound Real Estate Expert", and "Preview Properties".

Buyers  
&  
Sellers

*The Path To Your  
Real Estate Dreams*

**Cathy Staup**

Your Puget Sound  
Real Estate Expert

Preview Properties