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## August 2008 Newsletter

### Dear Homeowner,

I have had my home on the market. So, I want to give you a suggestion of what I *should* have done before I listed. I received and negotiated a contract...and then had the buyer **vamoose** because of the inspection report.

How could I not have had an inspection prior to listing my home? It would have saved my time and the time, plus expense, of my great listing agent.

I think about all those Sunday Open Houses - combined with making the bed and fluffing the pillows everyday hoping someone would show the house.

Based on my own humbling experience, I encourage every Listing Agent to show this newsletter to your Seller and suggest, that in this tight market, they have a Home Inspection. Then, fix everything that needs repair before your Realtor brings you a contract.

Remember, too, that the HVAC system has to be cleaned professionally, and the cost will be worth every penny, when the Home Inspector passes it with flying colors.

P.S. If anyone has a buyer who wants to live in Perry Heights, I will have a great home (after all my repairs are completed) for sale!

### PEST TIPS

West Nile Virus is transmitted to humans and animals through mosquito bites. Mosquitoes become infected when they feed on infected birds.

The best way to protect yourself from mosquito-borne illness is to reduce the number of mosquitoes around your home and neighborhood and to take personal precautions to avoid mosquito bites, such as:

- Eliminate standing water where mosquitoes can breed. Check for items outside the home that collect water, such as cans, bottles, jars, buckets, old tires, drums and other containers.
- Change water in flower vases, birdbaths, planters and animal watering pans at

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least twice a week.

- Repair leaky pipes and outside faucets.
- Avoid being bitten by mosquitoes when going outside at night by using insect repellent.
- Wear lightweight clothing that covers the arms and legs during dawn or dusk, or in areas where mosquitoes are active.

