

# March

## 2018

Alone  
we can do  
so little  
**TOGETHER**  
we can do  
so much

Helen Keller

### 1— TINY HOMES ARE THE FUTURE: YES OR NO?

Over the last few years, smaller homes are selling faster than larger homes. There are 4 reasons why this is happening:

- 1) **MARKET SHIFTS:** Since 2008, buyers are being much more selective in their purchasing a home. They don't want wasted space and they want low maintenance and cost effective utilities. If you are thinking of selling a smaller home, under 1,000 Sq. Ft., now is the time to sell! You will make more money per Sq. Ft. than you did in the past.
- 2) **DESIGN IS CHANGING:** Designers are learning to make smaller homes appear to be larger. Buyers are also being very creative to make best use of a home and most prefer an open floor plan. They don't want a true tiny home (300-500 Sq. Ft.) but they are wanting to save money and smaller homes are one excellent way to accomplish this.
- 3) **LOCATION VERSUS SIZE:** Most new buyers today are preferring to live in the city and closer to work. They prefer to live in the hottest new neighborhoods and are sacrificing a big home for saving money. They are delaying growing their family for a few years in the future so they can enjoy the early years of their marriage or single life. They resist traveling and want to walk to the downtown area.
- 4) **LIFESTYLE:** Many buyers see living in a smaller home with an open floor plan a real asset. There is a huge cultural change and those who take advantage of this change will reap the benefits. Buyers want to enjoy life and not live to pay a huge house payment.



## II—SHOULD I PREPARE FOR MY HOME INSPECTION?



If you do these simple steps prior to your home inspection you will reduce your stress and save your valuable time during the inspection process and possibly eliminate the buyer from negotiating a lower price.

1) **CLEAN THE HOUSE:** An important thing is to convey to others that the house has been well cared for and a clean house will give everyone that feeling and eliminate any thoughts that house issues have been neglected.



2) **OUTLETS AND SWITCHES:** An inspector will test most if not all switches and electrical outlets in your home to make sure they are working. GFCI (Ground Fault Circuit Interrupters) are required in kitchens, bathrooms, garages and locations where water is used. If you do not have these outlets you might want to have them installed because code requires it and the inspector will list these as a safety hazard if they are not in these rooms.



3) **WINDOWS:** Make sure all windows open and operate properly. If there are any broken windows, fix them! The inspector will list any window problems on the inspection report.



4) **HONEY-DO LIST:** Try to eliminate as many problems as possible that the inspector will put on his report. Too many items may cause the buyers to change their mind in purchasing your home, especially take care of any safety items. Some of more popular items are: burnt-out light bulbs, smoke detectors not working, doors not shutting or locking properly, lack of clean air filters in furnace, leaking pipes and loose or broken stair



railings. Outside issues, are lack of paint or peeling paint, shingles missing on your roof, loose steps to house, deck boards or railings rotten or in need of staining, and tuck-pointing or loose bricks especially on the chimney. Taking care of these items will make your inspection go much better.



4) **CLEAR AREAS FOR EASY ACCESS:** Inspectors will be looking at the major parts of the home, including the attic, furnace area, foundation, electrical panel, all plumbing, water heater and the garage. They will need access to all these areas. If they can't access these areas the buyer will be informed that the inspection is not complete and may require the inspector to come out a second time at additional cost. This will up-

set most buyers and they may not proceed with the purchase of your home.



5) **PRE LISTING INSPECTION:** You may want to consider hiring your own inspector in advance so you can fix any problems the inspectors comes up with. This will alleviate most surprises during the inspection process. Most pre-inspections are approximately 25% less costly than full inspection. The average inspection starts at \$200 and is approximately \$10-\$15 Sq. Ft.



**Happy Saint Patrick's day!**  
**Larry, Gisele and Agatha**



**2379 BELMONT Court , Troy - 48098**

**\$4,250 /MO**



Stunning Colonial in Beautiful Beach Forest! Elegant Throughout. 2 story foyer w/winding staircase. 2nd stairs lead to kitchen. New double ovens, stainless steel appliances & granite counters. 9' ceilings in living & dining rm. Butlers pantry w/ wine rack. Large nook next to 2 story great room with wet bar & kitchen. Hardwood flrs in halls, kitchen, nook & 2nd floor hall. Beautiful master bdrm w/ large bath & 2 huge walk-in closets. Jack & Jill bath for 2 bdrms & 4th has own bath. Lower level professionally finished with 5th bdrm, media rm, full bath, recreation rm & storage. Complete security package w/ alarm system & 4 outside cameras. Beautiful, professional landscaping in both front & back. Rec. pool is great for a restful summers eve as well as volleyball to enjoy during the day. Pool alarm on fence gate. Yard goes uphill to play and nature area. Full 3 car garage with plenty of storage cabinets. Looking for a good renter or corporation lease, 1-3 yrs accepted. \$250 Cleaning fee. 6 Months available at extra cost. - MLS# 218014624



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**23552 US -23, Beringer 49759**  
**\$209,900— OR \$1,500\*/MO—LAKE FRONT**



**PURCHASE LEASE: SELLER HELPS YOU BUY HOUSE NOT RENT. 25% RENT REBATE FOR 1ST YR IF PURCHASE LEASE. \$8000 NON REFUNDABLE DEPOSIT. NO SEC DEPOSIT. PURCHASE PRICE \$209,900. SEE MLS #218016798 . MAIN REQUIREMENT IS A GOOD JOB/ INCOME. BANKRUPTCY/FORECLOSURE ACCEPTABLE IN MOST CASES. SPECTACULAR LOG HOME W/ CATHEDRAL CEILING IN GR & STONE FP. CUSTOM KIT W/ CEDAR, WOOD FLRS, 2 BRDS and LOFT SLEEPS 6 OR MORE, 1.5 BATH W/ 700 DEEDED ACRES FOR ATVS, HUNTING, BOATING, BEACH, FISHING & WALKING TRAILS. 2 CAR ATT GAR & CEMENTED 5' STORAGE UNDER HOUSE. #MLS 218016798.**



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