

## How to decide if you should replace your windows



One of the most prominent features of any home is the windows. When they are well maintained they have a positive impact on the impression people (such as potential buyers) will have of your property. The opposite occurs, of course, when your windows look old and worn.

So does that mean you should replace your windows?

That depends on a number of factors. Window replacement can be an expensive renovation. Here are a few things to consider before making your decision.

- Do your windows get frost or condensation build-up on the interior side? This could be a sign that the windows are not keeping out the cold as well as they should.
- Do you see water infiltration or mildew on the interior sides of any of the window sills? This means that moisture is creeping in from the outside, and you need to get those windows repaired or replaced as soon as possible.
- If your windows are double-paned – (two panes of glass) – check for any signs of moisture in between the glass panes. Moisture indicates that the thermal seal is broken and at a minimum, the glass will need to be replaced.
- Take a look at your windows from the outside. Is the trim rotted or cracked anywhere? Are there dark spots or any signs of rotting on the wood frames? Repairs or replacement may be required.
- Check the operation of your windows. Do they open and close easily? This is important because some windows, such as those in bedrooms, are often designed to be big enough to use as an exit in case of a fire.
- Finally, are you happy with how your windows look? Do you feel that your property will look significantly better with new windows?

Although they are expensive, replacing windows has a lot of advantages. Depending on the efficiency of your current windows, replacing them could cut your energy costs by 10-20%. In addition, new windows block out more exterior noise, making your home quieter.

Want more tips on increasing the value, and enjoyment, of your property? Call today.

## When is the best time to sell your home?



If you've been thinking about selling your home, you might be waiting until the "market is right". After all, if the local market suddenly booms, your property will likely sell for a higher price.

That may be true. However, there are other factors to consider in your decision to list.

For example, will you be buying a new home as well? If so, then the higher selling price will

probably be offset by the higher cost of the new property.

In addition, there may be characteristics of your home that will help sell it quickly and for a good price – today – regardless of the market conditions.

A good REALTOR® will help you make the right decision. Call today.

## Think, Act... Live!

"Don't start your day until you have it finished on paper first." **Jim Rohn**

"Big problems bring great success." **Bob Proctor**

"Even if you're on the right track, you won't get anywhere if you're standing still." **Will Rogers**