

Curb Appeal

It's all it's cracked up to be!

In this difficult housing market, sellers must do everything possible to insure their homes are as attractive as possible to potential buyers. More than ever, sellers only get one chance to make a great first impression. Even the littlest detail left unfinished can cause buyers to move on to the next home. When it comes to the exterior, or curb appeal, most homeowners are conscience of the most obvious features when presenting their home. A freshly painted exterior, a well manicured lawn, and neatly trimmed bushes- all contribute to what most sellers and buyers consider- curb appeal. However, few homeowners ever think of cracked and uneven sidewalks in front of the home before listing the property with an agent. There are several significant reasons why less than perfect sidewalks should be considered and addressed. First, in many townships and boroughs the homeowner is required to obtain a certificate of occupancy in order to transfer the property. In many cases uneven or cracked sidewalks must be repaired or replaced to obtain this certificate. The second reason to repair the damaged sidewalks is homeowners insurance. Agents will often send out representatives to inspect the property prior to issuing the coverage. Uneven walkways are considered a liability and often represent a risk that the insurance company will require to be repaired prior to issuing the policy to the new homeowner. Lastly, as a buyer, these uneven panels are not only an eyesore but represent an expense which must be incurred.

What can homeowners do to repair the walkways? In the past, the options were limited to incomplete repairs or removal and replacement of the area in question. Most concrete companies will charge a premium for

small jobs. This premium coupled with the disruption to the walkway and scheduling with a concrete provider can often leave a homeowner both frustrated and with sticker shock.

Now there is another faster and less expensive solution for homeowners. A new franchise to the Delaware Valley Area, Always Safe Sidewalks is part of a nationwide group of trip hazard removal specialists that have been removing these hazards for over 15 years. Always Safe Sidewalks patented saw cutting technique can completely remove all types of uneven sidewalks including cutting against a retaining wall or other obstacle. Most trip hazards can be removed within 15-20 minutes rather than days with replacement. The process will leave your sidewalks compliant with township and insurance requirements and will not damage existing concrete. In addition, the process leaves a smooth, desirable appearance. The biggest advantage over the alternative, removing and replacing the concrete, is the cost. Typically, when removing trip hazards with Always Safe Sidewalks patented cutting method, the cost 1/3 of removing and replacing the concrete.

The local franchise is owned and operated by Tom Sweitzer and John Franklin. In addition to local homeowners, Always Safe Sidewalks have completed work for local school districts, colleges and universities, townships and boroughs, apartment associations, and corporations. Recent projects include Downingtown Area School District, Arcadia University, Upper Dublin Township, and Korman Suites. For more information, visit the company's website at www.always safesidewalks.com or call Tom Sweitzer at 267-228-3421.