

Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

Deadrich Real Estate



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Home Maintenance Tips

A home is the single largest investment that most people will ever make; maintaining that home not only protects your investment, but enhances your family's enjoyment of it!

Preventative maintenance is the best way to keep your house in great shape, reduce the risk of unexpected repairs and improve the odds of selling your home at the best possible price. In addition, regular maintenance of your home's systems and appliances will increase their efficiency and lower operating costs, as well as ensure longer equipment life.

Semi-Annually (or Seasonal)

- Change batteries in smoke alarms and carbon monoxide detectors
- Vacuum the coils behind your refrigerator and freezer
- Inspect shower enclosures for deteriorating caulking or grout—replace as necessary
- Check all tile joints for adequate grout—regROUT as needed
- Secure loose toilets, or repair flush mechanisms that become troublesome
- Check around toilets for moisture or tank condensation (leaks can be easily detected by placing several drops of food coloring in the tank or bowl)

- Take note of slow drains or back-ups; have sewer pipes cleaned if necessary
- Inspect washing machine hoses and replace if you see signs of wear or leakage (replace with steel braided hoses)
- Check ceiling at exterior edge and surfaces around windows for evidence of moisture
- Check attic to ensure roof vents are not obstructed and for signs of vermin; level out insulation as needed
- Check that fire extinguisher is accessible, charged and ready for operation
- Check sump pump (if installed)
- Check & reset ground fault circuit interrupter (GFCI)
- Check water heater for leaks and corrosion; keep surrounding area clear
- Clean the water safety pan under the water heater
- Drain water heater every four to six months to flush out sediments; turn off water heater before draining
- Test Temperature and Pressure Relief Valve (TPR) on water heater to ensure proper operation
- Check septic system—clean if necessary



SHAPING UP THANKSGIVING SIDE DISHES

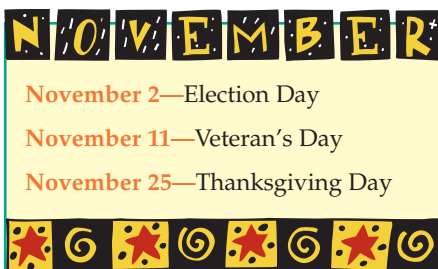
If dinner rolls and pumpkin bread are usually guests at your Thanksgiving table, you can save a step and impress your guests by substituting savory stuffing muffins.

APRICOT STUFFING MUFFINS

- 1 (6-ounce) bag of seasoned cornbread stuffing
- ½ cup melted butter or margarine
- 3 eggs, well beaten
- 1 ½ cups chicken broth
- ½ cup crumbled crisp bacon
- ¾ cup chopped dried apricots

In a large bowl, combine stuffing mix with melted butter or margarine, eggs, broth, bacon and ½ cup of the chopped apricots. Spoon mixture into 12 greased muffin cups. Top each muffin with a sprinkling of the remainder of chopped apricots. Bake at 350 degrees for 30 to 35 minutes, or until firm. Cover muffins with aluminum foil if chopped apricots on top brown too quickly.

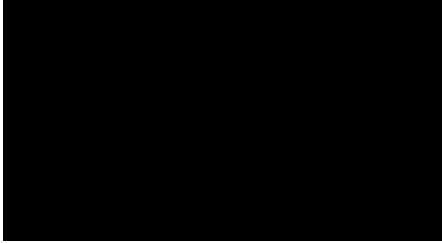
Yields 12 muffins.





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Repair, Replace, Relax with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with “peace of mind” when it comes to repairs and/or replacement of a home’s major systems and appliances. FNHW prides themselves on superior customer service, including quick response time and efficient solutions for homeowners’ problems and needs. The homeowner only needs to make one call and pay one small service fee when a problem or a repair need arises.



If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.



This is not intended as a solicitation if your property is currently listed with another agent.

Brrracing For Winter: Is Your Home Energy Efficient?

With cold weather approaching, it’s time to winterize your home. Here are several ways that the Department of Energy recommends lowering your energy costs and making your home more comfortable.

1. Utility room: Typically, 44% of your utility bill goes for heating and cooling. Clean the furnace filter monthly. For maximum efficiency, move furniture and drapes away from air ducts or radiators. Water heaters account for about 14% of your utility bill. Wrap insulation around your heater and lower the temperature to 115°F.



2. Living areas: Lower your thermostat to 72°F during the day. At night and when you’re away from home, lower it to 65°F. Better yet, install a programmable thermostat to adjust the temperature automatically. Lowering the temperature for eight hours can save roughly 1% of your home’s heating bill for each degree set back.

3. Attic: Insulation over the heated part of the house should be at least 6 inches thick. Exposed ducts in attics and crawl spaces typically account for 15% of the air loss in a home. They should be sealed and insulated by a qualified professional.

4. Windows and doors: Drafts around windows and doors can account for 10% to 25% of your heating bill. Replace damaged or missing weather-stripping.

5. Exterior: Look for missing or loose siding. If your home has a stucco exterior, caulk any cracks. Check your roofing and flashing for missing shingles and signs of deterioration. Clean your gutters and down spouts.

6. Fireplaces: Fireplaces account for 14% of the heat loss in a home. Keep your fireplace damper closed unless a fire is going.

By handling these chores now you could save yourself some cold cash this winter.

Courtesy of ARA Content



8000 CALORIE POEM

May your stuffing be tasty

May your turkey plump,

*May your potatoes and gravy
have nary a lump.*

*May your yams be delicious
and your pies take the prize,
and may your Thanksgiving
dinner stay off your thighs!*

—Unknown