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Between FRIENDS

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Temperatures are dropping, nights are growing longer, and the scent of fall's arrival is in the air. Call me for tips on how to winterize your home today!

Don't let a home system or appliance breakdown get you down! Eliminate stress before, during, and after the sale with a Home Warranty Plan that provides coverage for both the home seller and the home buyer.

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Iwant to make every transaction smooth and stress-free, so I treat every client like a VIP. If you have real estate needs, or know someone who does, call me today!



Health & Safety

5 Appliance Safety Tips

Taking care of your household appliances may extend their life, and it's also a good safety practice. Review the tips below to keep your appliances in safe working order.

1. Old or defective appliances that trip your circuit breaker pose a risk of fire or electric shock. Have any damaged appliance professionally repaired or replaced.
2. Keep appliances away from water. If you drop an appliance in water, do not attempt to retrieve it until you've cut the power to the circuit. Never touch a plugged-in appliance while standing in water or with wet hands.
3. Small appliances should be approved by an independent testing laboratory, like Underwriters Laboratories (UL) or MET Laboratories (MET). Look for the symbol on all approved appliances.
4. Unplug small electrical appliances – curling irons, hair dryers, irons, kettles, toasters, etc. – when not in use, and keep appliance cords as short as possible. When buying new appliances, look for ones that have automatic shut-off and retractable cord features.
5. Use ground fault circuit interrupter (GFCI) outlets in kitchens and bathrooms to protect against electric shock. In most homes, GFCI outlets are required if the outlet is within six feet of a plumbing fixture.



Real Estate Today

Deal Breakers for Home Buyers

Home buyers can ignore some things when house hunting: landscaping, paint choices, outdated appliances. However, certain items are likely deal breakers, including:

Old roofing – installing a new roof is a pricey task for a new homeowner, and many buyers won't consider a home if the roof needs replacing. A poorly maintained roof could give a buyer some wiggle room to negotiate.

Health hazards – the presence of health hazards, like mold or radon gas, can understandably turn off potential buyers. Mold and radon gas are both resolvable issues, but a seller should be willing to fix it at their expense or lower the price to cover the cost of remediation.

Geographic threats – buyers may be wary of purchasing a home in a high-risk flood zone or earthquake hazard area. Buying flood or earthquake insurance is expensive, and it just might be a deal breaker for buyers. A seller should research their property, disclose any natural hazard risks, and price accordingly.



2-3 large apples, peeled, cored, and sliced evenly (can substitute chayote squash)

4 Tbsp butter

2 Tbsp lemon juice

2 Tbsp white granulated sugar

2 Tbsp brown sugar

1 tsp cinnamon or nutmeg

Heat skillet over medium heat to melt butter.

Add apples or chayote squash and lemon juice.

Simmer until butter is absorbed and apple or chayote slices are tender, but still firm. Lower heat.

Add sugar and stir to combine. Cook until sugars are completely dissolved into syrup.

Remove from heat and sprinkle with cinnamon or nutmeg.

Toss to coat and serve immediately.



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ALERT PROPERTIES

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Household Tips

Fun Pumpkin Carving Ideas

Carved, illuminated pumpkin faces decorating the neighborhood are a familiar sight in late October. Check out the tips below to create a fun display on your front porch.

- Make your pumpkin smell sweet by sprinkling a teaspoon of nutmeg, cinnamon, or pie spice on the inside lid after carving. Just light the candle to warm up the spices and make your porch smell like fall!
- Give your jack-o'-lantern a colorful smile by tacking colored tissue paper behind the front face of the pumpkin with thumbtacks. Note: this tip involves paper (read: flammable), so it's a good idea to use electric candles to achieve this look.
- Looking for a design that's quick and easy to carve into your pumpkins? Grab your household drill and a few drill bits in varying sizes. Use the drill to carve a polka dot pattern. No knife skills needed!
- Another simple option is to use light-up props. First, find the perfect prop—a creepy cat, a spooky skull, or even a bewitching bat! Cut a hole in the front of your pumpkin a little larger than your prop. Flip the switch to light up the prop and place it inside the pumpkin so that it's visible through the hole.

