

'TEMPORARY HOME' OF THE BUFFHAM BULLETIN!

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Real Estate Newsletter

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Common Home Inspection Defects



Home inspections prior to purchase have become commonplace in real estate today. The Minneapolis Association of Realtors has put together a list of the top seven defects found during such inspections. They are as follows:

1. **Poor Drainage** is the most common problem found by home inspectors. To improve drainage, consider a new gutter system or re-grade to channel water away from the home.
2. A **Leaky Roof** usually appearing in the form of ceiling damage is most often caused by old or damaged shingles or improper flashing. While a few shingles or flashing may be a fairly inexpensive repair, replacing the entire roof would involve a much larger cash outlay.
3. **Unsafe Heating Systems** usually appear in older heating systems or ones that have not been properly maintained and can cause a serious health and safety hazard. While replacing the furnace is a major expense, a new, energy efficient model will serve as a selling point. Remember, if your heating system is anything but electrical, install carbon monoxide detectors.
4. The **Poor Maintenance** category involves a series of issues including cracked or peeling paint, crumbling masonry, broken fixtures and shoddy wiring or plumbing just to name a few. Obviously repainting or installing a new faucet are simple repairs but electrical and plumbing problems may present more serious and more expensive updates.
5. **Minor Structural Damage** includes problems caused by water seepage at the foundation, rafters, windows, doors, etc. In most cases, the sooner the repairs are made, the less costly.
6. **Plumbing Problems** commonly occur around older, incompatible piping materials and faulty fixtures. Depending on your plumbing expertise, the repair costs will vary greatly.
7. While **Windows and Doors With Exterior Leaks** don't usually indicate a structural problem, caulking and weather stripping are likely needed.

Steps to Happiness

Everybody Knows:

You can't be all things to all people. You can't do all things at once. You can't do all things equally well. You can't do all things better than everyone else. Your humanity is showing just like everyone else's.

So:

You have to find out who you are, and be that.. You have to decide what comes first, and do that. You have to discover your strengths, and use them. You have to learn not to compete with others, because no one else is in the contest of 'being you'.

Then:

You will have learned to accept your own uniqueness. You will have learned to set priorities and make decisions. You will have learned to live within your limitations. You will have learned to give yourself the respect that is due. You will be a most vital individual.

Dare to Believe:

That you are a wonderful, unique person. That you are a once-in-all-history event. That it's more than a right, it's your duty to be who you are. That life is not a problem to solve but a gift to cherish. And you'll be able to stay one up on what used to get you down.

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Edina Realty



We found and wanted to share with you **A Letter To Our Grandchildren.** It rang so true for us and we thought it might do the same for you.

To our beautiful grandchildren...

Our world is changing so fast and there are many things we wish for you...

We would really like for you to know about hand-me-down clothes and homemade ice cream and leftover meat loaf sandwiches. We really would. We hope you learn to make your own bed and mow the lawn and wash the car. And we really hope nobody gives you a brand new car when you are sixteen.

We hope you have to share a bedroom with your younger brother or sister. And it's all right if you have to draw a line down the middle of the room, but when they want to crawl under the covers with you because they're scared, we hope you let them. When you want to see a movie and your little brother or sister wants to tag along, we hope you'll let them. We hope you have to walk uphill to school with your friends and that you live in a town where you can do it safely.

On rainy days when you have to catch a ride, we hope you don't ask your driver to drop you two blocks away so you won't be seen riding with someone as uncool as your Mom. If you want a slingshot, we hope your Dad teaches you how to make one instead of buying one. We hope you learn to dig in the dirt and read books. When you learn to use computers, we hope you also learn to add and subtract in your head.

May you skin your knee climbing a mountain, burn your hand on a stove and stick your tongue on a frozen flagpole. We don't care if you try a beer once, but we hope you don't like it. And if a friend offers you dope or a joint, we hope you realize he is not your friend.

We sure hope you make time to sit on a porch with your grandparents and go fishing with your uncle.

These are just some of the things that we wish for you - hard work and happiness. To us, it's the only way to appreciate life.

Love Grandma & Papa