



WHAT'S IN THE ATTIC?

The next time you are listing a home for sale, advise your clients that these are the key points of interest focused on during a home inspection:

Is the attic insulated adequately and properly?

Ten to twelve inches is adequate in most situations.

Does existing insulation contain a vapor barrier?

Vapor barriers should always face the heated side of a ceiling or wall.

Is there proper and clear ventilation?

High-low ventilation is the most desirable and the more insulation, the more beneficial it is.

Does the attic fan or power ventilator work?

These items may not be necessary, and adequate ventilation is more important, but if they are present they should operate properly. A safety shroud or some type of screening should protect a home's occupants from fan blades.

Are there delaminating plywood or warped roofing boards?

Causes may be expansion of plywood, condensation, or poor workmanship.

Are there signs, especially around the chimney and plumbing vent stacks, of past or current roof leakage?

Seventy percent of roof leaks occur at flashings and valleys.

Are there open joints in the ductwork?

Air losses may negatively impact cooling and heating efficiency.

Are air-conditioning and heating ducts insulated?

Duct work in attics loses a significant amount of its effectiveness due to extreme summer and winter temperatures.

Do any plumbing vent stacks terminate in the attic?

The vents will function, but they must vent above the roof to expel sewer odors.

Are exhaust fans from the kitchen or bathrooms discharging into the attic?

They will add moisture to the attic and may cause condensation concerns.

Are there open electrical junction boxes or improperly terminated electrical wires?

The electric fixtures may function properly, but there may be a safety issue.

Are there any cracked, broken, or sagging sections of rafters or truss members?

Reinforcement may not be urgent, but it is necessary.



A Guide to Moving Your Pets

Moving is an exciting and busy time. You can get so busy preparing, packing, scheduling, don't forget about the other "members" of your family that will need extra arrangements made for them, too. Our pets can't tell us what they're thinking or feeling and we can't explain to them what's going on, but we must remember that moving is an extremely stressful time for them because they don't understand what's happening. Your existing home may be the only place they've ever known and therefore leaving the place where they feel safe and secure can be very upsetting and traumatic for them.

Having telepathically communicated with your beloved pets for as long as you've had them, you probably know exactly when they're happy or cranky. There's never a better time for you to utilize this important skill than during a move. **Relocating isn't just stressful for people. It'll be equally stressful for your pets.** For dogs, cats and other pets who like to roam around, moving will be a great task. These types of pets become very closely-knit with their home and environment. Going away from their home can be devastating.

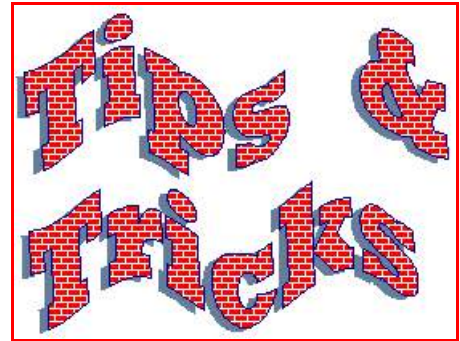
Pets are very sensitive to changes in their surroundings. Seeing the house become gradually emptier may agitate your pets, **during the move, if you have a cat or dog, put them in a separate room with food, water and a toy during the loading process.** The movers and all the commotion can make any pet nervous, and might send your pet into hiding if you don't keep it in a room with the door closed. Keep checking on your pet in the room to let them know you're still around.



Dogs usually adjust to car rides better than cats. If your pet is not accustomed to car rides, try taking it on a ride several times before the move so it will become familiar with riding. If your pet is a bird, goldfish, hamster or other caged animal, make sure the container used for transport is comfortable and secure.

Arriving at your new home will be strange to your pet, so you should be very cautious. Have a leash ready so the pet doesn't attempt to run away. While the movers are unloading, designate an empty room for your pet with its food, water, toys, and blanket. Visit your pet periodically and remain calm in its presence. Keeping your pet away from the hustle and bustle of moving-in day as much as possible will help it feel more secure while it is getting used to its new surroundings. **Take special time out of your busy moving schedule to show your pet love and attention.** This will make moving much easier for you and your pet.

Once everything settles down, you can open the door to your pet's room and it will join the rest of the family when it is ready. The sooner you can reestablish set routines in the new house, the better. **Before you know it, your pet will feel right at home in the new house.**



Pizza Pizzazz

Heat up leftover pizza in a nonstick skillet on top of the stove, set heat to med-low and heat till warm. This keeps the crust crispy. No soggy micro pizza.

Weather stripping

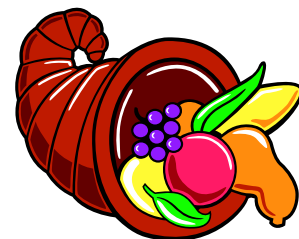
Wipe rubber weather stripping with a thin film of household oil from time to time. This will keep it flexible longer and keeps the weatherstripping from sticking to the door or window on hot days.

Weight Loss Tip?

Banging your head against the wall uses 150 calories per hour.

Hate foggy windshields?

Buy a chalkboard eraser and keep it in the glove box of your car. When the windows fog, rub with the eraser! Works better than a cloth!



Happy
Thanksgiving

Erick - Pete - Jim - Laurie