

Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

Prudential California Realty

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"Let me show you the way Home"

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Easy Roof Maintenance

You'll save hundreds or even thousands of dollars year after year by extending the life of your existing roof with proper maintenance.

- Check your roof semi-annually (spring and fall). This can often be done with a set of binoculars from a safe, nearby location. Look for missing roofing material, loose flashing, debris and similar signs of damage.
- If you do have to go up, always have someone hold your ladder, or hold the ladder for someone else.
- Limit access/foot traffic on your roof area.
- Inspect ground area for blown-off roofing materials.
- Look for wear and tear on your roof.

The most important things to know about your roof :

- The type of roofing material you have,
- Who was the manufacturer of the roofing material, and
- How old your roof is, and (when possible) who installed it.

- Inspect all roof penetrations, vents, pipes, chimneys and skylights. Look for cracks in the caulk and sealants. Seal as needed with plastic roofing cement or high quality caulk.
- Flat roofs need more frequent and regular inspections and cleaning than sloped roofs.
- Remove any tree limbs which overhang the roof and gutters.
- Most roofing surfaces should not be pressure-washed.

See the savings with new, energy efficient windows

Looking to save money on your soaring energy bills this summer and winter? It's never too soon to start evaluating the effectiveness of your home's windows.

Assess your windows by checking around them for hot and cold spots or drafty areas which can indicate energy loss. Make sure to seal little cracks or gaps where air can leak into your home—these are usually found around windows and doors, in recessed lighting fixtures and in uninsulated attics and basements.

The good news is that replacing your windows has many benefits which include:

- Becoming an investment in your home that will pay you back immediately with reduced heating and cooling bills,
- Easier cleaning and maintenance,
- Increasing the resale value of your home since newly replaced windows can be a prime selling point for prospective buyers, and
- Putting cash back in your pocket. Under the Energy Policy Act of 2005, homeowners can recoup 10 percent of the cost of replacing their windows (up to \$200) when installing energy efficient replacement windows. To receive the tax credit, the replacement windows you select must be ENERGY STAR qualified for the region in which you live.





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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 itself 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.

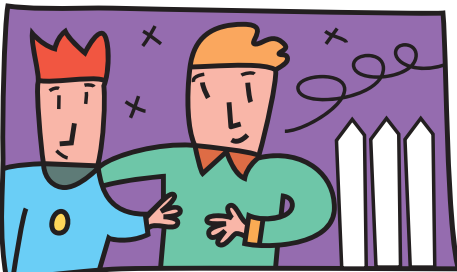


If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. FNHW does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.

Good fences make good neighbors



A well-kept wooden fence can add to the overall attractiveness of your home and might even keep your neighbors happy. You can keep your wooden fence from losing its appeal if you keep it up with regular care and maintenance.

- Wooden fences require annual or semi-annual maintenance.
- Check your fence every few months for peeling, splintering, mold, or breakage.
- You may want to sand off rough edges or remove protruding fragments that could cause splinters.
- Painted fences should be touched up every year or two. You will probably have to scrape away flakes and chips to get a smooth finish before repainting.

- When painting your fence, buy the right kind of outdoor paint, along with primer, if needed.
- No matter what type of wood your fence is made of, it needs to be protected from the elements.
- The best time to stain your fence is when no rain is forecast for 24-48 hours.
- A good-quality paint brush will make the best applicator for your wood fence.

AUGUST

August doesn't have any "official" holidays, but here are a few reasons to celebrate anyway!

August 4th—
National Chocolate Chip Day

August 10th—
S'mores Day

August 30th—
National Toasted Marshmallow Day



S'MORES BARS

- 2 cups graham cracker crumbs
- 1/2 cup sugar
- 1/4 teaspoon salt
- 1 stick (1/2 cup) unsalted butter, melted
- 1 pound milk chocolate
- 4 cups mini-marshmallows

In a bowl combine crumbs, sugar, salt, and butter. Reserving 1 cup of the mixture, press remaining mixture into the bottom of a baking dish, 13 by 9 by 2 inches.

Bake crust in a preheated 350°F oven for 12 minutes or until it is golden. Let it cool in the dish on a rack.

In a metal bowl set over a saucepan of simmering water, melt the chocolate, stirring constantly. Pour melted chocolate over the crust, spreading it evenly, and sprinkle it with the marshmallows and the reserved crumb mixture. Broil under a preheated broiler about 2 inches from the heat for 30 seconds or until the marshmallows are golden. Let it cool completely and cut it into squares.

Makes 24 bars in 45 minutes or less.

