



Craig Watson

Sales Representative



*'Helping You,
Your Family,
Your Friends'*

905 **545.1188** www.craigwatson.ca



My business continues to grow because of clients like you.

The referral of your family, friends, neighbours, and co-workers is important to me and I appreciate it.

Thank You for your trust and continued support.

Craig

a valuable tool for Buying or Selling **THE HOME INSPECTION**

A home inspection enhances most real estate transactions. **When ordered by the buyer**, a home inspection eases many of the anxieties associated with purchasing a home. **When ordered by the seller**, the report, accompanied by a list of the repairs that have been completed, will go a long way in assuring potential buyers that your home has been cared for by a responsible homeowner... meaning your home may sell quicker - and for the best price!

The objective of the home inspection is to provide the buyer with a better understanding of the house. An inspection should be considered an 'educational seminar' rather than a negative critique of the house. The inspection reviews all functional aspects of the home: ie, all exterior elements - like roofs, the structure, the heating, plumbing and electrical systems. Cosmetic issues like scratches on walls, the condition of carpets, wallpaper etc. are reviewed - but are not the focus of the inspection.



The inspection process is primarily visual - there is no drilling of walls or dismantling of components.

Outlined here are some - but by no means all - of what you can expect to find in a home inspection report.

The **Exterior** Inspection...

Foundation. Any cracks, irregularities or damage will be noted.

Roof. Overall condition/age, leaks, as well as any flaws that could cause leaks in the future, will be noted.

Drainage. How the home is situated on the property is checked to ensure adequate drainage and to prevent water seepage from entering the building. The surrounding land should slope away from the house.

All gutters and drainage spouts should be angled away from the house.

Windows & Doors. A check of windows will include many factors; opening and closing, seal, free of rot around the sills, screens intact. All doors opening to the exterior will be similarly inspected.

Siding, Trim, Gutters and Paint. Will be reviewed for overall condition; bubbling or peeling paint, rot, wear or insect/rodent damage will be noted.

Decks, patios and porches. If the house has a deck, patio, porch, veranda etc. these elements will also be inspected for overall condition, construction, and the presence of rot or insect/rodent damage.

The **Interior** Inspection...

Article continues on page 2...

Whether you're thinking of making a move, or are just curious about Real Estate trends in the area or neighbourhood, please feel free to contact me anytime...

Craig Watson
Sales Representative

"The Elementary Choice"

905.545.1188
craig@rmxemail.com

Please recycle this Newsletter by passing it along to a friend, family member or neighbour!

RE/MAX
Escarpment Realty Inc.
Brokerage
Independently Owned and Operated

860 Queenston Road
Stoney Creek, Ontario L8G 4A8

Need advice?

Whether you're buying, or selling, a home - a home inspection provides peace of mind. Talk with your Realtor who can provide you with expert advice and explanation - and is available to assist you with many of the details of a real estate transaction, including helping to arrange a home inspection.

a valuable tool for Buying or Selling
THE HOME INSPECTION

Continued from Front Page



The Interior inspection...

Walls, Floors and Ceilings.

Will be checked for water damage - usually appearing as mold or stains. Areas near all all plumbing fixtures will be inspected.

Gaps or cracks on the inside of exterior walls will be checked for the presence of insects/rodents. All surfaces; plaster, wood floors, tile, paint, will be reviewed for overall condition.

Appliances. Generally, home inspectors will check that all appliances are in working order.

Electrical, Heating and Cooling

Systems. These elements represent the home's infrastructure and are often the most telling assessments of a property's quality and, by extension, value. An inspection of the electrical system will typically test all outlets, light fixtures and circuit breakers. Inspections of older homes will include a check for updated features such as ground

fault interrupt (GFI) outlets in the bathrooms and kitchen. Inspectors will test the furnace/central air system; monitor the response of the thermostat and assess the overall ventilation of the home.

Plumbing.

Both cold & hot water pressure is checked by turning on multiple faucets. In bathroom & kitchen areas, surfaces around each fixture are inspected for water damage. The plumbing system inspection will check for leaks around fixtures and pipes as well as ensure the hot water heater is functioning and up to code.

Basement. If the home has a basement it will be inspected for the presence of water damage, mold and/or stains.

Chimney and Fireplace. An inspection of the chimney and each fireplace will check for loose bricks and mortar, assess the overall stability and check for obstructions within the chimney.

Words
OF NATURE



*The Earth has its music
 for those who will listen.*

George Santayana

*The greatest threat
 to our planet
 is the belief that
 someone else will save it.*

Robert Swan

*Nature does not hurry,
 yet everything
 is accomplished.*

Lao Tzu

*Nature is not a place
 to visit. It is home.*

Gary Snyder

*Adopt the pace of nature:
 her secret is patience.*

Ralph Waldo Emerson

*Look deep into nature,
 and then
 you will understand
 everything better.*

Albert Einstein

*There are
 always flowers
 for those who want
 to see them.*

Henri Matisse

*Study nature, love nature,
 stay close to nature.
 It will never fail you.*

Frank Lloyd Wright

This 'n THAT

Protect your  with your toothbrush.

Your toothbrush may well be one of the best tools to protect your heart. Studies suggest that along with regular dental checkups, regularly flossing and brushing your teeth could cut your risk of stroke in half! A 12-year study of 14,000, indicated that those with the healthiest teeth and gums were also the least likely to have a stroke. *Because?...*the bacteria that causes periodontal disease sometimes leaks into the bloodstream, damaging blood vessels and increasing the risk of stroke.



Another heart-healthy choice...

Walnuts, unlike most other nuts, not only contain heart-healthy monounsaturated fat, they also carry a mega dose of omega-3 fats (ounce per ounce, more omega-3s than wild salmon). Adding just an ounce and half of walnuts to your daily diet will help lower your cholesterol and blood pressure, protect against heart disease and the stiffening of arterial walls.

**Naturally scent your house
 with Stovetop Potpourri**

Cinnamon and citrus wafting through your home....what could be more inviting!....here's an amazingly effective - simple and inexpensive - way to naturally scent your house!

Ingredients:

1 orange, sliced (or the peel of one orange)

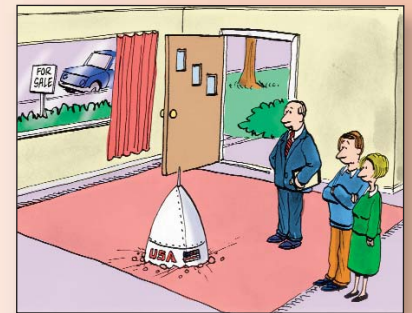
1 lemon, sliced (or the peel of one lemon)

2 or 3 cinnamon sticks

4 cups of water

In a medium pot, combine all ingredients and bring to a simmer. Turn to very low and keep warm. Be sure to periodically check the water level and top up as needed.

**Smiles
 and
 Chuckles**



"Since the house was built on a missile silo, they're knocking down the price."



"How interesting, the subdivision is built on an empty mineshaft."

**The best seller
 is cookbooks
 and the second is
 diet books
 - how not to eat
 what you just
 learned how
 to cook.**

Andy Rooney

Did You KNOW...



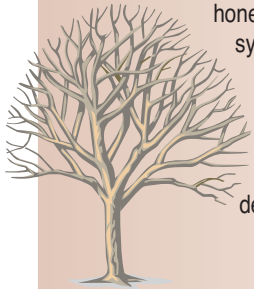
Maple Syrup

Maple syrup is graded by colour, clarity and flavour. Canada #1 Maple Syrup comes in 3 categories; extra light, light, and medium. The darker the syrup, the more intense the flavour. First-run syrup, like Canada #1, is light and delicately flavoured - and the most expensive. Darker Grade A Medium and Grade B syrups are produced later in the season, as the weather begins to warm up.

Grade A Medium amber syrup is the best for traditional breakfast pancakes, if slightly warmed its full flavour is released.

Maple syrup is a pure natural product and has no additives. With no fat or cholesterol, and fewer calories per volume than honey, corn syrup, white and brown sugar, maple syrup is a natural sweetener we can indulge in.

It takes about 40 gallons of sap to make 1 gallon of syrup, carefully collected drop by drop. Sugaring season can start as early as late February and run until the end of April, depending on the right combination of freezing nights and warmer days. Its the temperature combination that causes the sap to flow.



I-didn't-know-that uses for Salt

- 1 Veggie Wash....**remove dirt from greens like spinach, arugula and kale by swirling them around in a bowl of salt water.
- 2 Keep windows frost-free....**rub the inside of windows with a sponge dipped in salt water, and frost won't collect.
- 3 Remove water marks from wood surfaces....**make water marks disappear by making a paste of salt and cooking oil. Very gently rub the paste onto the ring with a sponge; let sit for a few minutes. Wipe with a soft cloth and polish as usual.
- 4 Clean and remove stains from cutting boards...**first, wipe board with hot soapy water, sprinkle with salt, scrub briskly. Rinse well. Repeat for stubborn stains.

Smiling

Here are a few things you should know about smiling and how it impacts your well-being.

© Smiling helps us stay positive and changes our mood. Next time you are feeling down, try putting on a smile. Smiling can trick the body into helping you change your mood because it releases natural endorphins. When you smile your body is sending the rest of you a message that 'life is good!'

© Smiling builds supportive friendships. When someone is smiling they can lighten up the room, change the mood of others, and generally make things happier. Other people are drawn to happy people and having supportive friendships is important to your well-being.

© Smiling helps your immune system work better. When you smile, you are more relaxed which frees up energy to boost your body's natural resistance.

© Smiling lowers your blood pressure. When you smile, there is a measurable reduction in blood pressure.

© Smile for confidence. Smiling people appear more confident, friendlier, and generally more approachable.

Decorating Mistakes ...and how to avoid them!



What makes a home's decor work is as varied as the people who live in them. What makes a home's decor not work? Here are some of the most common mistakes - as well as a few suggestions on how to correct them.

Having more than one focal point in a room.

Every space needs a focal point, but most of us never decide what that will be! Choose a focal point in the living room - whether it's the TV, a fireplace or a view into the garden... whichever you enjoy the most. Ditto for bedrooms...the headboard, the bed, a window.

Not making the front door the focus.

When people drive by your home, the front door should be the first thing they see; the garage door should be the last. So, the front door should be a bold, contrasting colour - while the garage door should blend with other exterior colours.

Mixing too many wood tones. This rule is simple: no more than 3 different wood stains in a room; that goes for flooring, cabinetry, tables and furnishings.

Positioning furniture along the edges of a room. The tendency is to line up furniture along the walls of a room. Try dividing your room by using the *two-thirds to one-third* rule: make two-thirds of your room the main seating area, and one-third a space for a desk, reading chair or piano. Don't be afraid to show the back of a chair or sofa by using the piece as a divider.

Bad lighting. Bright overhead light can kill a room's atmosphere. Dim light saps one's energy. Lighting requires as much attention as the colour scheme and furniture. Use dimmers and accent lights.

Hanging oversize family portraits in main living spaces. Save all those large framed wedding, school and family photographs for the upstairs hallway, home office, rec room and den.

Too much stuff. What often makes a room work is as much about what you edit out as it is about what you add in! *The easiest way to do it* - in the average room take away 30% of the accessories; candles, picture frames, knickknacks.

Area rugs that are too small.

An area rug should allow for a 30- to 40-cm (12- to 16-inch) border of flooring around a room's perimeter - smaller, and the rug will look insignificant. Remember, the front legs of your furniture should sit on the area rug, so the rug doesn't appear to 'float' in the middle of the room.

Choosing wall colours that are too pale. The larger the space you're painting, the deeper your wall colour needs to be. Rule of thumb to keep in mind; the larger the room the deeper the tone or shade.

Decorating around something you don't love. Chances are, if you don't like it today, you won't like it tomorrow. Don't make the mistake of continuing to invest in decor and accessories to match the item - get rid of it!

Hanging artwork too high. The bottom of the artwork should be 20- to 25-cm (8- to 10-inches) above the top of a piece of furniture, be it headboard, sofa, table, or credenza. In a hallway or stairwell, hang art so that the middle of the work is 1.7 meters (66 inches) from the floor or steps.

Highlighting trim and mouldings. Everyone thinks they have to highlight baseboards as well as door and window trim by painting them some shade of white. But, if the trim in the room is 9cm (3.5 inches) or smaller, paint it the same colour as the wall, so it blends in. Painting it white will visually chop up the space and you'll end up with a racing stripe effect around the room.

Displaying collectibles all over the house. Group your collections, period - whatever they may be... figurines, baskets, baseball caps. Dotting them all around the house only creates a cluttered look.

Simplicity is the ultimate sophistication Leonardo da Vinci

T R I V I A

■ Pluto never made a full orbit around the sun from the time it was discovered to when it was declassified as a planet.

▶ Honey never spoils. You can eat 32,000-year-old honey.

▶ There are more stars in space than there are grains of sand on every beach on Earth.

▶ There's enough water in Lake Superior to cover all of North and South America in .3 meters (one foot) of water.

■ You can't hum while holding your nose!

▶ It rains diamonds on Saturn and Jupiter.

▶ There are 10 times more bacteria in your body than actual body cells. 90% of the cells that we're made of aren't human but mostly fungi and bacteria.

▶ Every 2 minutes we take more photos than all of humanity did during the 19th century.

■ Peanuts are not nuts. They grow in the ground, so they are actually legumes.

▶ The probability of you drinking a glass of water that contains a molecule of water that also passed through a dinosaur is almost 100%.

▶ Most insects used in a film: 22 million bees in *The Swarm*.

▶ The foot is 12 inches long because the arm of King Henry I of England measured 36 inches, and he decreed the standard foot should be 1/3 of that measurement.

■ The flying gurnard, a fish, swims in water, walks on land, and flies through the air.

▶ A company in Taiwan makes dinnerware out of wheat, so you can eat your plate.

▶ The German word kummerspeck means excess weight gained from emotional overeating. Literally, grief bacon.

▶ The average person falls asleep in 7 minutes.

■ There are 336 dimples on a regulation golf ball.

▶ A goldfish has a memory span of 3 seconds.

▶ It's impossible to sneeze with your eyes open.

▶ There are only four words in the English language which end in "dous" tremendous, horrendous, stupendous, and hazardous.

■ Almonds are a member of the peach family.

▶ QR codes have been popping up in cemeteries. When you scan a code on a gravestone, you can read an obituary and see photos of the deceased.

▶ The term "lawn mullet" refers to a neatly manicured front yard with an unmowed mess in the back.

▶ Only one McDonald's in the world has turquoise arches. Government officials in Sedona, Arizona, thought the yellow would look bad with the natural red rock of the city.

Green Clean

Here's a great window cleaning tip.

Are you one of the many who chose to put aside commercial window cleaning products in favour of using vinegar instead - **but found it didn't work!**...here's why -



Commercial window cleaners leave a very fine waxcoating on windows - vinegar and water alone will not remove this residue.

The solution is simple...just add a dab of liquid dish soap to your vinegar and water mix.

Try this recipe - into a spray bottle add; 500mL (2 cups) of water, 125mL (1/4 cup) of white distilled vinegar, 2.5g (1/2 teaspoon) of liquid or powdered dish soap.

As with all homemade cleaners, be sure to label the bottle.

After 2 or 3 thorough cleanings, inside and out, you won't need to add the dab of dish detergent to your vinegar and water cleaning solution.

Your Neighbourhood Real Estate Resource Center



Craig Watson
Sales Representative

"The Elementary Choice"

905.545.1188

craig@rmxemail.com

www.craigwatson.ca

Extending a Helping Hand every step of the way!

1 Helping BUYERS HOT SHEETS

- Receive **HOT NEW Listings** by email, tailored to **YOUR** needs
- Never miss the 'Right One'!
- Shop on **YOUR** time & terms while I search for you!

Simply Call, Email or Contact me through my website with your **WANTS** and **NEEDS** and I'll take care of the rest!

Please don't keep me a secret!

"If you know of a friend, family member or neighbour who could use the same level of help I provide, call me immediately and we can talk about how you can introduce me to them. I'm *never* too busy for any of your referrals"

2 Helping SELLERS

Call or Email me today to receive **FREE INFORMATION** on how to prepare and sell your home **QUICKLY** and for **TOP DOLLAR!!**

3 Helping with RENOVATIONS

Being a **SMART RENOVATOR** is protecting your investment! Consider the impact of your renovations on the re-sale value of your home. Call or Email me today for **FREE INFORMATION** on how different renovations stack up relative to one another



Anything less is second best!