

HOME MAINTENANCE MUST-DOS

First-time buyers often don't know much about home maintenance. You can help by giving them a maintenance schedule that'll prevent small problems from turning into big headaches.

Our maintenance checklist was compiled with the help of Lou Manfredini, Ace Hardware's home improvement spokesperson and star of the "Mr. Fix-It" show on Chicago's WGN-AM radio, and Frank Lesh, president of the American Society of Home Inspectors and head of his own home inspection company, Home Sweet Home Inspection Co., in Indian Head Park, Ill.

Change your furnace filters monthly. "It's so easy to do but so critical," says Lesh. Clogged filters decrease furnace efficiency and can cause breakdowns.

Drain your water heater at least once a year. Sediment will drain out along with the water from the water tank. Removing sediment can prolong the heater's useful life.

Clean the coils. If you have baseboard heating units that use hot water, clear dust from the coils inside the units to maximize heating efficiency. Clean dust whenever you see it accumulating. If you have a hot water boiler/furnace, you should also oil the pump inside the furnace twice a year, says Lesh. Look for the three spots on the pump designated for oiling.

Check your circuits. Test the performance of the circuit breakers in your electrical circuit box twice a year by flipping them off and back on. If you have a circuit that keeps shutting off with normal daily electrical use, call an electrician. A faulty circuit breaker could indicate a short in the wiring inside your walls.

Watch out for drips. Check under sinks periodically to look for leaks or water stains that might indicate leaks. Catching a small problem early can prevent water damage. Use a plunger to clean out sinks and tubs whenever water doesn't drain normally.

Be aware of life spans. Water heaters, furnaces, roofs, and other key components of your home should be replaced before they fail, based on their average useful lives. Here's a general ballpark of the life span for key components:

Exterior house paint: 5-10 years, Furnace: 15-50 years, Roof: 13-15 years, Water heater: 7-15 years, Wood deck staining: 4-7 years
Keep the wet out. Water is a major enemy of your house. Check each season for signs of water damage to your home. Flashing, the metal pieces used to seal the areas between roofs and chimneys and around doors and windows, are especially vulnerable to damage by wind or age. Loose flashing can let water seep under a roof or inside walls, which in turn can cause mold.

Get to the bottom of things. Check your home's foundation for cracks or gaps that could let in water or varmints. Also look at the ground around your house. As homes age, they often sink slightly below the surrounding ground. This settling lets water puddle against the foundation and possibly damage it, notes Manfredini. Doing major landscaping work also can cause changes to the ground's pitch that let water flow toward the house.

Look up. Chimneys take a great deal of weather abuse. Visually inspect them each year for signs of loose mortar or loose or missing bricks. Have the insides of chimneys cleaned every two to three years. Also check your roof for loose shingles or dangling gutters.

Source: An Article By John Frank | REALTOR® Magazine - February 2008

Do you have a Buyer for these Homes?



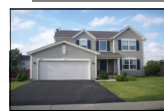
PRICED REDUCED- \$389,910 – 149 Tecumseh - Winding Meadows Subdivision... Brittney Model w/ a unique \$150,000 addition which is now a recording studio but could be a In law arrangement, Home Day Care, the ideas are endless. Updated Kitchen & Bths w/granite & SS Appl. Please don't over look this home you must look inside to appreciate. 1st Floor Den, 5 Bedrooms. Full Finished Basement. An amazing design & unbelievable possibilities in this 4000 sq. ft. home.



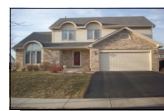
167 Boxelder St. - Augusta Village, - Priced \$314,413, Hardwood Flooring in Kitchen, FR, Foyer, 1st Floor Den, 42" Cabinets with Center Island w/Brkfst Bar, Vaulted Ceiling in MB with Sitting Room, Full Basement w/9ft ceilings & roughed in plumbing, 700 sq ft. Concrete Patio, Professional Landscaping, Fenced Yard, Gas Logs in FP, Security System.



1433 Sage Dr. - Somerfield - Price at only 304,920 - This Elegant and Extremely Well Cared For Williamsburg Model offers 3 BR, plus a loft, Front Porch, Hardwood Flooring, Center Island, 42" White Cabinets, Large Brick Paver patio and so much more!!!



1469 Waterside Dr. Somerfield - Priced at only \$299,995 4 Bedroom, 2.1 Baths, White 6 Panel Doors, Hardwood in Foyer and Kitchen, Large Corner Lot Fenced Yard across from park, Center Island.
This home is also available for rent at \$1700.00



1352 Farmstead - Fields of Bradford - Priced at only \$273,900, 2200 Sq ft. of Beauty. Hardwood Flring in Family Room & Ceramic Fireplace, New Kitchen Boasts Quartz Countertops w/ oversized Sink, Stone Backsplash, Center Island, New DW. Step down Living Room w/ plant shelf, Spacious Master Bath, Custom Window Treatments, Oak Trim throughout. New Carpet & Pad in entire upstairs. Large Foyer w/ Ceramic Tile. 20 x 24 Patio & Retaining Wall. Professional Landscaping



3013 Kentshire Cr. Crosswinds - Naperville, Priced at only \$169,900 an amazing price for all it has to offer, 2 Bedrooms 1.1 Baths, 1 car Garage, with so many news, hardwood flooring, freshly painted, hardware, fixtures, carpet. Great location close to Naperville Train Station.

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April 2009

Donna J. Hahn

Direct Line: (630) 759-4839

Cell: (630) 319-8602

E-mail: Soldalot@kw.com



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Neighborhood Real Estate:

Homes currently active on the market in your Neighborhood with the MLS are:

Address	Bedrooms	Model	Bath	Price
♥ 6 Scarlet Ct.	5	Savannah	2.1	PC - \$297,250
1486 Glenside Dr.	4	Savannah	3.1	TEMP- SS - \$248,900
1521 Glenside Dr.	4		2.1	NEW - \$289,900
♥ 1469 Waterside Dr.	4	Melbourne	2.1	\$299,995
1512 Schoenherr Ave.	4	Durham	2.1	PC -SS - \$269,000
807 Sapphire Dr.	4	Sutton	2.1	\$289,000
1433 Schoenherr Ave.	4	Hawthorne	2.1	PC - SS - \$269,900
1444 Waterside Dr.	4	Durham	2.1	PC- SS - \$260,000
775 Glenside Dr.	4	Augusta	2.1	\$309,900
♥ 1533 Glenside Dr.	4	Hanover	2.1	\$310,000
♥ 1433 Sage Dr.	4	Williamsburg	2.1	\$314,920
1425 Schoenherr Ave.	4	Ravinia	2.1	PC - \$359,900

Homes that are currently under contract in your Neighborhood with the MLS are:

Address	Bedrooms	Model	Baths	Price
750 Sapphire Dr	4	Durham	2.1	SS - \$239,900
1417 Waterside Dr.	4	Durham	2.2	BO - \$239,900
1557 Glenside Dr.	4	Melbourne	2.1	PC - SS - \$185,250
1477 Schafer Ave.	4	Newberry	2.1	PC - SS - \$229,900
1408 Waterside Dr.	4	Morgan	3.1	\$389,900

Homes that have sold in the last month in your Neighborhood with the MLS are:

Address	Bedrooms	Model	Baths	Price
747 Sapphire Dr.	4	Durham	2.1	Call for Price

♥ Are My Listings

PC = Price Change, BOM = Back on Market, NEW = New Listing on Market, SS = Short Sale, BO =Bank Owned
Source Multiple Listing Service Of Northern Illinois - February 26th 2009

If your property is currently listed with another Real Estate Broker, Please disregard this notice



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Fax: (630) 375-5862

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