

# Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

## Advantage Realty



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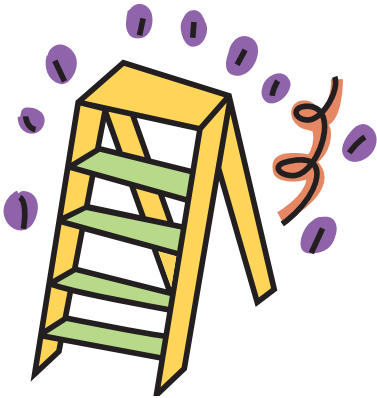
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"The Hardest Working Broker on the East Bay."

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## Up on the Roof...

*Now's the time to repair last year's roof leaks before it rains again. A lot of leaky roofs can be fixed in an afternoon and by doing the work yourself, you could save some bucks!*

1. Using a sturdy ladder, carefully climb onto roof and locate the trouble spot.
2. Using a crowbar, gently remove shingles around the area to be repaired. (Tip: Always repair at least a 3-foot radius area around the damage.)
3. Apply roofing cement around the entire area where you removed shingles. Be sure to apply at least a 1/8" coating.)
4. Replace the shingles. Start at the top and work your way down, putting the top edge of the shingle under the edge of the one above it.
5. Hammer in roofing nails on the top edge of each shingle to hold them in place.

## As long as you are up there, clean out the gutters.

First, be safe and always do the cleaning from the ladder. You do not want to be leaning over the edge of the roof with nothing between you and the edge but the ground below!

Second, use a garden hoe to scrape the debris toward you, and then simply drop the debris into a trashcan waiting below you and lastly use the washer/hose to spray down the gutters. Be sure to check the downspouts as well.

## Get Rid of Clutter in an Hour or Less

Getting rid of clutter doesn't have to be a long, drawn-out process. You can complete this entire list of clutter-reducing projects in an hour or less.

- **Toss 10.** Grab a trash bag. Find ten items in your home that you no longer need or want and put them in the bag. Toss the bag in the trash or put it in your donation box, and never look back.
- **Clear a surface.** Find at least one cluttered surface, like a coffee table or dresser top, and completely clear it of all clutter—swiftly dumping any trash.
- **Toss old magazines.** Go through your home and gather any old magazines or newspapers you've already flipped through. Recycle or donate them today.
- **Weed out five.** The thought of weeding out your entire filing system may seem daunting, but anyone can weed out just five file folders.
- **Pick through a junk drawer.** Whatever you can't identify or is clearly junk (meaning you'll never use it) gets tossed.
- **Toss anything expired.** Go through your fridge and medicine cabinet, gathering

anything perishable that has expired. A good day to do this is on garbage day, so you can hand off what you've collected to the trash collector.

- **Dump junk mail.** Quickly go through your pile of mail and dump anything that is clearly junk mail.
- **Put things away.** While carrying a large shopping bag with handles, go through your home putting at least eight things that are not in their correct place in the bag. Then, deliver those items to their proper homes.

## Home Maintenance Money Saving QUICK FACTS:

### Did You Know:

- You can extend the life of your roof by approximately 10 years if you properly ventilate it?
- Manufacturers recommend changing furnace filters once a month during heating and cooling seasons to aid in efficiency?
- Regular maintenance on furnaces and water heaters can increase their life?
- Proper ventilation in a crawl space is necessary to prevent mold and moisture in a house?
- Sewer lines should be cleaned once every other year to prevent excess root blockage?
- You should drain 1-2 gallons of water from your water heater on a monthly basis?





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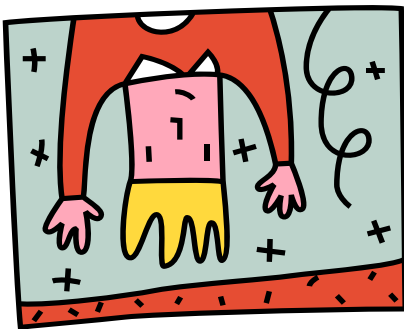
**Repair, Replace, Relax** with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with “peace of mind” when it comes to repairs and/or replacement of a home’s major systems and appliances. FNHW prides itself on superior customer service, including 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.



## August Is National Peach Month!

- A medium peach packs a powerful 465 IU of vitamin A to combat the effects of aging. Peaches also are full of B vitamins, 3 mcg of folic acid, 5.7 mg of vitamin C, 4.35 mg of calcium, 1.4 grams of fiber, 171 mg of potassium, and a little zinc.
- A medium size peach has about 35 calories - a perfect snack or dessert just as is. Peaches are a good source of fiber.
- Peaches bruise easily, and should be handled with care. If they aren’t ripe, store them in a paper bag, but don’t pile them on top of each other or bruises will appear.
- About 2 medium to large peaches = 1 cup sliced peaches; about 4 medium peaches = 1 cup pureed peach.

## Celebrate August with These Peachy Ideas

- Layer yogurt, low fat granola and peach slices in a parfait.
- Top a bowl of whole-grain cereal with peach slices or enjoy a bowl of sliced peaches with milk.
- Grill peaches that have been lightly brushed with melted butter mixed with a little lime juice and honey. Top them with vanilla yogurt.
- Blend frozen peach slices with a banana, vanilla yogurt, reduced fat milk and ice cubes for a cool, smooth drink.



## PEACH PARFAITS

One 3 ounce package cream cheese

1-cup plain yogurt  
(non fat is healthiest!)

3/4 cup sugar or Splenda  
(a 50:50 mix of sugar and splenda works well)

6-8 medium peaches

2 Tbsp. chopped almonds

Pit and slice peaches.

Sprinkle with 1/2 cup sugar and refrigerate for at least an hour.

In a small mixing bowl, beat together cream cheese, yogurt and the 1/4 cup sugar until smooth.

Spoon alternate layers of yogurt mixture and peaches into 6 parfait glasses.

Top with almonds. Serves 6

