

YOUR HOME

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TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

Safe Landings

Falls are the leading cause of home injuries and injury-related deaths in the United States, but only 25 percent of adults have taken steps to prevent them from occurring in their homes, according to research by the Home Safety Council (HSC). Adults over age 65 and children under age 5 are especially vulnerable to falls. Older adults experience an average of 4,700 fall-related deaths and 1.5 million nonfatal fall injuries each year, while falls are the leading cause of nonfatal home injury for children up to age 14.

The HSC offers several tips to secure your home against home-related injury.

- Install a banister or hand-rail along stairways that extends the full length of the stairs.
- Make sure porches, hallways and stairwells are well-lit.
- Use nightlights to help light hallways, stairwells and bathrooms during nighttime hours.
- Keep stairs, landings and floors clear of clutter, and tuck telephone and electrical cords out of the way.
- Use child safety gates to secure the top and bottom of stairs, and make sure toys and games are not left on steps or landings.
- In the bathroom, install grab bars in the bathtub or shower stall.
- Use a non-slip mat or safety strips in the bathtub. If you use a bath mat on the floor, choose one that has a non-skid bottom.
- Keep the floor clean and dry. Promptly clean up any grease, water or other spills.



Creepy Crawlers

As temperatures begin to fall, your home can become a safe haven for insects and rodents. Like people, pests seek shelter from the elements too. Experts at the National Pest Management Association suggest yard maintenance is the simplest, most inexpensive way to protect your home from unwanted pests.

Start by reducing the number of access routes into your home by collecting fallen leaves, cleaning out gutters, keeping shrubs neat and trimmed, cutting back tree branches from the roof, and removing leaves and grass clippings from around the foundation of the house. Next, stack firewood away from the house and make sure screens are on all windows and doors to prevent pests from entering into the home.



fast fact >> >> >>

The average home is responsible for producing more air pollution than the average car. Much of the energy we use in our homes is generated by power plants, which burn fossil fuel to power our electrical items and appliances.

Source: *Eartheasy.com*



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Saved by the Sprinkler

Fire can destroy a home and everything in it within minutes.



While smoke detectors are essential for fire safety, many homeowners are choosing to install sprinklers in their homes as a way to contain fires and limit potential damage. According to the Home Fire Sprinkler Coalition, 90 percent of home fires can be contained

by just one sprinkler, and by using them in addition to smoke detectors, the risk of death in a home fire is reduced by 82 percent. Also, 62 percent of U.S. homeowners believe that a fire sprinkler system can increase a home's value, according to a Harris Interactive poll.

A home sprinkler system can cost as little as \$1 to \$1.50 per square foot to install. Modern systems no longer look like bulky industrial sprinklers; they can be mounted flush against walls and ceilings to blend in with any decor, and they require very little maintenance. Sprinklers are temperature sensitive, so they won't go off simply due to the presence of smoke, cooking vapors or steam. Only the sprinkler closest to the fire activates, so you don't need to worry about water damage in other areas of your home.

* DID YOU KNOW

The Home Safety Council provides an online interactive resource, MySafeHome.org, which identifies the most common causes of home injuries. Visitors can tour a home room-by-room to learn various safety tips to protect their loved ones from home-related injuries.

Greener Pastures

The grass is always greener on the other side, right? Well, next year it doesn't have to be. Lawn and garden supplier Scotts Company offers tips to help you protect your lawn through the winter months and keep it looking lush and beautiful next summer.

- Re-seed any grass that has been hurt by summer heat and drought. Keep the new seed and grass watered, and don't do any weed control until after the fourth watering.
- Help keep disease and bugs at bay by cutting back old perennials and vegetable gardens. Use the clippings to start a compost pile.
- Instead of raking fallen leaves, run your mower over them two or three times. Leaves left on the lawn during the winter can block sunlight and thin the grass.
- Plant trees and shrubs toward the beginning of the fall season, so there is less shock to the roots and they start growing early in the spring.
- Continue to cut the grass the same height (2 to 3 inches) until the final cut at the beginning of winter. Don't go any shorter on that last cut.



CRS: Experience You Can Count On



The decision to buy or sell a home is loaded with personal choices and emotions. Having a trusted, experienced agent to guide you through the process can ease your mind, but how do you know you've found the right one?

Many agents are eager to work with you, but only an agent who is a Certified Residential Specialist (CRS) can provide the expertise you need to complete the transaction to your satisfaction. **Melania Sandra** is proven leaders in residential real estate, accounting for only four percent of all agents in the country. To receive the CRS Designation, REALTORS® must demonstrate outstanding professional achievements — including high-volume sales — and pursue advanced training in areas such as finance, marketing and technology. They must also maintain membership in the NATIONAL ASSOCIATION OF REALTORS® and abide by its Code of Ethics.

With so much at stake in the fast-paced, competitive real estate market, it makes sense to work with a true professional. Contact **Melania Sandra** today at [702-526-7809](tel:702-526-7809).

Do you know someone who is thinking about buying or selling a home?

Please call me at (888) 532-8809

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