

OCTOBER NEWSLETTER



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"Double, double toil, and trouble." —William Shakespeare

8 EYE-OPENING THINGS HOME INSPECTORS CAN'T TELL YOU

What's included in a home inspection may not be as important as what isn't.



A home inspection may feel like a final exam, but it's not quite so clear cut. Your inspector's report won't include a clear-cut A+ if a house is a keeper or an F if it's a money pit.

What *is* included in a home inspection report is a set of neutral facts intended to help you decide on a home's final grade.

Oh sure, a seasoned inspector will know if a home is a safe bet or full of red flags. But they're actually bound by a set of rules that limit what they can tell you.

Here's what they can't say:

#1 Whether They Would Buy This House

Here's the big one: Many buyers think an inspector will give them a thumbs up or thumbs down, but they can't. Giving real estate advice violates the International Association of Certified Home Inspectors' code of ethics.

#2 If It Has Termites, Rats, or Mold

Yikes! You might assume this trio of homewreckers would be part of every house inspection checklist, but your inspector isn't licensed to look for them. You'll need to get a separate WDO (Wood Destroying Organisms) Pest inspection!

#3 If the Pool or Septic System Are in Good, Working Order

Home inspectors aren't certified to inspect everything that could appear in any home. So, for example, if there's a pool, some may turn on the pool pump and heater to make sure they work, but they won't look for cracks or plumbing leaks. You'll need to find a pool inspector. In other cases, you may need a septic systems or wells expert, an asbestos or radon specialist, etc.

#4 That They're Making The House Look Worse Than It Is

Some inspectors make note of every tiny thing in a house, even inconsequential ones, like chipped paint, scratched windows, surface mold in a shower. These folks are sometimes known as deal killers. "Some inspectors like to show they know more than somebody else," Fowler says. "It's annoying."

Continued below...

#5 If That Outlet Behind the Couch Actually Works

An inspector can only check what they can see without moving anything. This means the foundation could be cracked behind that wood paneling in the basement. Or the electrical outlet behind the sofa might not work.

#6 Whether They've Inspected the Roof Closely

Some inspectors will climb up on the roof to look closely at shingles and gutters — but they're not required to. If it's raining or icy, or the roof is steep or more than two stories high, they can stay on the ground and report what they can see from there.

#7 What You Should Freak Out About (or Not)

It's an inspector's job to find things wrong with the house. Big things, little things, all the things. It's not their

job to categorize them as NBD or OMG. A checkmark next to a crumbling foundation will look the same as a checkmark next to chipped paint.

#8 Who They'd Recommend to Fix It (and How Much It Will Cost)

You don't want your inspector to make financial decisions based on their report. Think about it: If an inspector's buddy Steve gets a plumbing gig every time a certain issue turns up on a report, it gives that inspector some pretty big (and not cool) motivations to find that issue. Even giving you a price range for the repair is off-limits.

Courtesy: houselogic.com

ROASTED SQUASH AND PARSNIP SOUP



Ingredients:

- 1 large butternut squash, halved lengthwise
- 2 tablespoons olive oil, plus more for frying and drizzling
- Salt and pepper
- 1 pound parsnips (4-5 medium), peeled and halved lengthwise
- 2 pounds leeks (3 medium), white and light-green parts only, halved lengthwise and thoroughly washed and drained
- 1 tablespoon fresh thyme leaves
- 1 tablespoon chopped sage leaves, plus whole leaves for frying
- 2 apples, halved and cored
- 1 quart chicken broth
- 1 stick unsalted butter
- Toasted pepitas for serving

Directions

- Preheat oven to 400 degrees, with racks in upper and lower thirds. Scoop seeds and pulp from squash; discard. On a rimmed baking sheet, rub squash halves with 1 tablespoon oil and season with salt; turn cut-sides down. On another rimmed baking sheet, toss parsnips and leeks with remaining 1 tablespoon oil, season with salt, and sprinkle evenly with thyme and chopped sage; spread in a single layer.

- Roast 30 minutes. Add apples to sheet with squash, cut-sides up. Continue roasting until vegetables turn golden brown in places and are easily pierced with the tip of a knife, 15-20 minutes more. When cool enough to handle, scoop flesh from squash; transfer half to a blender with half of other vegetables and apples, 2 cups broth, and 1 cup water. Puree until smooth, adding more water as needed. Pour through a sieve into a pot. Repeat process with remaining vegetables, apples, broth, and 1 more cup water.

- Melt butter in small saucepan over medium heat, swirling occasionally, until fragrant and golden brown and dark-brown particles form in bottom of pan, 8-10 minutes. Stir brown butter into soup; season with salt and pepper. Rewarm soup over medium/low heat, stirring occasionally and adding more water as necessary until desired consistency.

- Wipe the pan clean. Heat 1/4 inch of oil over medium-high. When it shimmers, add a handful of sage leaves; cook, stirring a few times, until darkened slightly, 20-30 seconds. Transfer to paper towels, season with salt, and let stand until cool and crisp, 2-3 minutes. Fry more sage as desired. Serve soup topped with crisped sage, pepitas, and a drizzle of oil.

Source: marthastewart.com



HOW TO AVOID BUYER'S REMORSE WHEN PURCHASING A HOME

When buying a home, it is normal to feel some trepidation after all, it's probably one of the biggest purchases you will ever make. Ideally, however, you'll be able to avoid long-term regrets about the property you choose. Worried that buyer's remorse may strike after closing day? The following steps may help you avoid those nagging what if's.

Create a **wants** versus **needs** list. Many buyers begin their house searches with a lengthy wish list only to find that most available homes do not fulfill all of their desired criteria. By dividing your wish list into features that your new home absolutely must have versus those you would like to have, you will develop a clear understanding of what is most important to you. When house hunting, verify that each property you are considering fulfills all of your must-haves, and hopefully, some of your wants. If you begin to feel buyer's remorse, revisit this list to remind yourself that your purchase decision was well-reasoned and based on your non-negotiable criteria.

After you've looked at a home you love, give yourself time to logically consider the home's pros and cons and consult with family members to ensure that you're making the right decision. However, if you are searching in a highly competitive seller's market, waiting to make an offer could be risky, so be sure to seek input from your realtor on how urgently you need to act in order to win out over other buyers.

Once you've made an offer, stop looking at other listings unless you have a valid reason to think that the sale won't come to fruition. Browsing online listings of homes for sale may trigger buyer's remorse by making you wonder whether you could have found a better option.

Source: apartmenttherapy.com



If you are currently working with another Broker please do not consider this a solicitation.

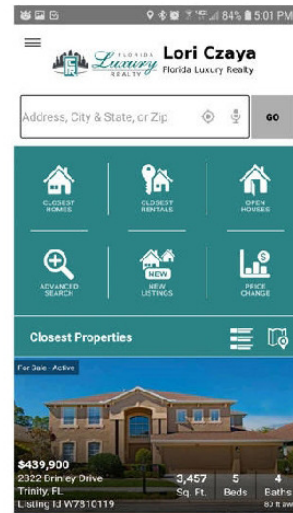


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