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Tips For Every Condo Buyer



Condos are a great option for people who don't want the hassle of maintaining a house. They are also ideal for those who are downsizing and for first-timers who are looking to break into the real estate market. Armed with the right information, you can make choices to ensure that the condo you purchase today is marketable to buyers tomorrow.

To preserve the resale value in your condo, first thoroughly research locations, and consider how the neighbourhood might be different between evening and daytime hours. Then, consider these strategies:

- Opt for the highest square footage you can afford. Smaller units are more difficult to resell.

- A stately view will help your day-to-day living more enjoyable and serve to impress future buyers.
- Even if you don't use a parking space, you can rent it out and future buyers will not be put off by a lack of parking.
- A locker is highly recommended since storage in a condo usually comes at a premium.
- Find out if occupants of the building are primarily owners. A higher ratio of renters could make resale more difficult.

While the selection in the condo market is ample, there is plenty of opportunity to ensure the choices you make add up to a good investment.

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How Not To Repair or Remodel Your Home

Accepting the keys to a new home is a memorable and exciting time. Plans, visions and ways to make your new home reflect your tastes will come to mind. Home magazines and T.V. makeover shows provide ideas, but homeowners need to find out how the job is really done. Avoid these common mistakes:

Completing work without a building permit.

If you are considering structural work, always check with the municipal building office to see if a building permit is required. Skipping this step can affect the resale value of your home and the time it takes to sell it. Worse, you could be asked to take down and remove the structure at your expense.

Doing the work of skilled tradespeople.

For all of us, there are tasks best left to the professionals. Rely on recommendations for tradespeople from friends and associates. Always come to an agreement on a set price before work begins. Make sure tradespeople have the required

qualifications.

No researching the proper technique and materials.

There is plenty of inspiration out there, but also a right way and a wrong way to approach every project. How-to resources abound at your local library or bookstore, or consider having a few quotations from professional outfits to better understand the scope of your project.

More satisfaction can be achieved when you challenge yourself to new levels of skill and aptitude. But learning and understanding the best practices will make do-it-yourself all the more rewarding. And, you will preserve the value of your home.

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Best April EVER

A resounding 1,068 homes exchanged hands in April 2016, up 10.8% over April 2015. "This makes last month the best April on record," says the President of the London and St. Thomas Association of REALTORS®. "The only other April to crack the one thousand mark was April 2010, when 1,017 homes sold." Year-to-Date sales are up 10.7% over last year. 1,650 homes were listed in April, down 14.2%, and Active Listings End of Period - or inventory - was down 23.3%. "According to Canada Mortgage and Housing Corporation's Senior Market Analyst Anthony Passarelli, current market conditions are starting to resemble the seller's market conditions in 2003-2007, when quarterly prices were up 6 to 9% from the same period a year earlier," says the President of LSTAR. "Our relatively low inventory of listings seems to support the idea that we may, in fact, be moving towards a seller's market. All that adds up to now being a very smart time to list your home."

May 2, 2016 - London and St. Thomas Association of REALTORS®.

Breakdown of April Residential Sales

Type	2015 Average Prices (YTD)	
	Average Price	Increase from 2015
Detached	\$290,773	4.6%
Condo	\$196,903	6.4%
Total Residential	\$272,663	5.0%

Type	Units Sold	Average Price
2 Storey	277	\$370,330
Bungalow	187	\$210,838
Ranch	117	\$353,256
Townhouse Condo	91	\$174,127
High Rise Apt. Condo	50	\$182,306

The good news extended beyond London's city limits. The City of St. Thomas also had an outstanding April - the best since 2010. 86 homes sold in St. Thomas last month, compared to the 77 sold the previous April. The average price of a home in St. Thomas so far in 2016 stands at \$219,560, up 1.3%.

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Not intended to solicit properties currently listed for sale

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How to Prepare Your Fence For Staining or Painting

A wood fence provides excellent privacy and defines your property line. It can also provide some shade and blocks the wind. Over time the wood can fade and lose that bright rich colour. So every few years it is important to stain and protect it to keep it in excellent condition.

Preparing and cleaning the surface is one of the most important parts of the staining process. Follow these simple steps to ensure your job looks great and lasts for years to come:

Step 1: Trim back any grass, weeds, trees, or bushes that are in contact with the fence. This exposes all of the fences surfaces, and ensures a clean and complete finish.

Step 2: Repair or replace any damaged portions of the fence, and check for loose nails or screws and reseal them.

Step 3: Prepare the surface for painting by removing any splinters or peeling paint.

Step 4: Continue preparing the surface by cleaning it. Use either with a pressure washer, to remove dirt and loose debris; a cleaning solution designed for heavier materials such as mildew or mold; or both depending on the condition of your project. An ideal product for removing mildew and mold is tri-sodium phosphate or TSP, which can be found in the paint aisle of your local hardware store.

Step 5: After you have thoroughly prepared and cleaned the surface, allow it to dry for 24-48 hours prior to painting or staining it. This will ensure the maximum readiness of your project's surface and allow for the best possible material adherence and coverage.

Step 6: Be sure that you protect nearby landscaping from over spray by covering it with a drop cloth; also protect YOURSELF as well by wearing proper painting clothing and safety equipment, such as eye wear, gloves, and a mask.

<http://www.wagnerspraytech.com/diy-projects/outdoor/fence-staining/>



How to Fix a Leaky Faucet

- Turn off the water to your faucet.** Look underneath your sink for the pipes that run up. Along those pipes somewhere will be handles that you can turn to shut off the water to your sink. Twist clockwise to shut off.
- Plug the drain.** Use a sink plug if you have one or a rag. Nothing will ruin your day faster than having a screw or a washer go down the drain.
- Determine what type of faucet you have.** A compression faucet has two screw handles, one for hot and one for cold, and is the easiest to recognize by sight. The other three types of faucet all have one central, swiveling arm that you can swing from hot to cold as desired. You may have to take your faucet apart before you know which is which, because the internal mechanisms at the base of their arms are all different.

Part 2

- Remove each handle.** Pry off the decorative cap if necessary (usually reading "Hot" or "Cold"), unscrew and remove the handle.

- Use a wrench to remove the nut.** Underneath, you will find the stem, which sits on top of the O-ring, which sits on top of a seat washer. The seat washer is usually made of rubber, which can get worn out after a while. If your faucet is dripping, this is most likely the culprit.
- Pull out the stem.** This will expose the O-ring, which will be thinner, and seat washer, which will be thicker. - If the handles are leaky (as opposed to the faucet), replace the O-ring. Take the old one to the hardware store and use it to find a replacement.
- Remove the seat washer.** This will be held in place with an upside-down brass screw.
- Replace the seat washer.** Since these washers vary in size, you might need to bring the old one in with your to a parts store to find an exact match. Coat the replacement in plumber's grease before installing it.



<http://www.wikihow.com/Fix-a-Leaky-Faucet>

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