



Jane Graydon

Sales Representative

/SOLDbyJaneRLP

/SoldByJane

519-872-9096



soldbyjane@royallepage.ca

www.soldbyjane.ca

10 Home Maintenance Tips for Fall

Here are 10 fall home maintenance tips so your place is ready when the temperature finally drops below 20 degrees for good.

1. Inspect Your Roof

When fall's rain (and winter's snows) arrive, few things make the season more miserable than a leaky roof. Experts recommend doing a visual inspection of your roof, either from the ground with binoculars or heading up there with a ladder. Look for bent, cracked or missing shingles and replace them. If there are a lot of those, and you know your roof is old, consider having it replaced. It may be costly, but so is water damage from leaks. While you're up there, DIY Network recommends paying special attention to areas around skylight, chimneys or vents.

2. Check Your Roof Gutters

When the leaves are done falling, you'll save a lot of hassle by pulling out the ladder again and cleaning out your roof gutters. Clogged or clear, the water from fall and early winter rains won't stop coming. Clearing the gutters allows rainwater to drain properly through your downspouts, rather than spilling over the sides and potentially getting into your home's foundation. For a less-gunky job, wait for dryer weather to clear out the dried leaves. And speaking of downspouts, check them for leaks, and make sure they direct water away from the foundation, not to mention pathways and driveways.

3. Put Your Barbecue to Bed

At some point, you'll have to accept that the season for grilling is over. Take the cool down as a reminder to clean the barbecue's grills and burners, as well as disconnect the tank and store it somewhere safe. Don't forget to guard against moisture by either covering your barbecue up or putting it out of the elements.

4. Clear Your Yard

You won't be getting much use out of your backyard, so fall is a good time to remove things that won't do well when the snows come. Move or cover backyard furniture that you know won't react well to the cold and snow. Your lawnmower doesn't like those conditions either, so move all outdoor tools inside.

5. Disconnect Your Outdoor Hose

While your home's warmth may insulate water in pipes from the cold rigors of Canada's winter, outside faucets have no such protection. Turn water off to outdoor faucets, and disconnect and store your garden hose as well. Make sure to run the tap after to drain as much of the water out before the cold sets in.

6. Inspect Your Home's Exterior For Cracks

Fall is the best time to do this, not just because of fall rains and winter snows, but with an eye to the spring melt as well. Walk around and have a look for cracks or gaps. Take a good look at doors, windows and entry points of wires or cables. Sealing these off will save you headaches later. Don't delay too long in doing so, as caulking is best done before it gets too cold.



7. Get Ready To Turn Up The Heat

You've prepped the outside of your home against the rigors of the cold, now it's time to focus on keeping the interior toasty. Change out the air filter on your furnace (and stock up on spares), and call in an inspector to give the system a onceover, as well as check for signs of carbon monoxide buildup. Next, check all your heating ducts and vents for dust build-up, and peek inside to see if anything fell into them over the past season. Every bit of extra clearance helps.

8. Guard Against Drafts

Having a warm home isn't much of a boon if you're losing heat through poor insulation. Check your window and door seals for drafts when the weather gets cool enough. Seal any cracks with caulk or weather stripping.

9. Check Your Humidifier

Winter air is dry, and that has its own effects on your home's infrastructure. If your home is equipped with a humidifier, it'll need annual maintenance as well. Clean out the filter, or replace it if it's too encrusted. Give the equipment as a whole a good cleaning also.

10. Give A Thought To Home Safety

Check your smoke detectors to see if they are in working order (you should have one on each floor), and check your fire extinguisher. If you need to replace it, now's a good time to do so. Winter blackouts are a fact of life in Canada, so if you own an emergency generator, test it out (but be sure not to do so in an enclosed area, as fume built up can be hazardous or deadly).

<https://www.theweathernetwork.com/news/articles/fall-home-maintenance-tips/55806>



Best September EVER



866 homes sold in September 2016 with a break down of 716 detached homes and 150 condos, showing 3.1% over last September and the best September since the London and St. Thomas Association of REALTORS® (LSTAR) began systemically tracking sales back in 1978. "2016 has been a year of breaking records," says the LSTAR President. "Not only has this past month been the best September ever, we've also had record breaking months of April, June and August."

October 3, 2016 - London and St. Thomas Association of REALTORS®.

Breakdown of September Residential Sales

| 2015 Average Prices (YTD) | | |
|---------------------------|---------------|--------------------|
| Type | Average Price | Increase from 2015 |
| Detached | \$296,283 | 5.0% |
| Condo | \$201,061 | 5.2% |
| Total Residential | \$278,311 | 5.1% |

| Type | Units Sold | Average Price |
|----------------------|------------|---------------|
| 2 Storey | 205 | \$407,542 |
| Bungalow | 173 | \$226,645 |
| Ranch | 110 | \$345,427 |
| Townhouse Condo | 68 | \$178,896 |
| High Rise Apt. Condo | 43 | \$179,377 |

Sixty seven homes sold in St. Thomas in September, ten fewer than in September 2015. The LSTAR President cautions, "You have to bear in mind that last year was the best September for St. Thomas since 2007, when we started breaking out the St. Thomas statistics from the rest of the London Census Metropolitan Area."

Is My House Haunted? 5 Signs You Are Not Alone

1. You Spot An Infinity Number

Your loved ones will let you know they're around in a few different ways, using things like 11:11 on the clock. That means infinity. It's never-ending.



2. You Smell A Scent That Doesn't Belong

Perhaps it's cigarette smoke, or perhaps a dish your grandmother used to cook. It can be any scent but it will bring you back to a memory of a passed loved one.

3. You Can't Explain Faulty Plumbing or Electrical Problems

A mischievous spirit, however, might do things that make you afraid. Sometimes a mischievous spirit will turn the water on and off or you'll hear doors slamming. These are spirits that have a connection to the home you live in - to them, you don't belong there.

4. You Wake Up at Witching Hour

If you wake up at 3 am every night, you may need to lay off the caffeine in the evening or spirits may be nudging you awake.

5. Your House Has Unexplained Temperature Changes

And we're not talking about your always cold guest bedroom. If all of the sudden, chills go up and down your neck, and the temperature seems to change, there may be a spiritual presence. Seeing shadows or flickers is also a common sign of a spirit.

So, you have a haunted house. There are a few things you can do to rid your home of spirits you don't want there. Naturally, most people find comfort in sensing a passed loved one. But if the hauntings in your home are more devious, here are a few suggestions:

1. Tell The Spirit To Leave

You need to show those sassy spirits who's boss. Pull up a chair. Get Comfy. Chat with your ghost guest over coffee, and tell it to hit the road.

2. If You're Religious, Go Ahead and Have Someone "Bless" The Home

Who does this for you obviously depends on your personal beliefs, but a priest or someone else who is a spiritualist can get the job done.

3. Wave Sage Around Like A Spiritual Goddess

Get some sage and smudge your whole house with it. Wave a sage wand around each room, which is called smudging. It's supposed to clear out any negative energies, or anyone who isn't welcome.



For full article go to: <http://www.elledecor.com/life-culture/fun-at-home/a8856/is-my-house-haunted/>

Apple Crisp

Ingredients:

- 4 medium tart cooking apples, sliced (4 cups)
- 3/4 cup packed brown sugar
- 1/2 cup Gold Medal™ all-purpose flour
- 1/2 cup quick-cooking or old fashioned oats
- 1/3 cup butter or margarine, softened
- 3/4 tsp ground cinnamon
- 3/4 tsp ground nutmeg
- Cream or Ice Cream



The perfect recipe for an abundant apple season. After one taste, you'll want to make it again and again.

Directions:

1. Heat oven to 375 degrees F. Grease bottom and sides of 8-inch square pan with shortening.
2. Spread apples in pan. In medium bowl, stir remaining ingredients except cream until well mixed; sprinkle over apples.
3. Bake about 30 minutes or until topping is golden brown and apples are tender when pierced with a fork. Serve warm with cream.

<http://www.bettycrocker.com/recipes/apple-crisp/3715a45c-3c00-430c-bbe2-9865f9013238>