



## Real Estate News You Can Use

Brought to you by Brett Roderman

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### Buying a House? Here's a Home Viewing Checklist

When you begin your house-hunting adventure, what should you be looking out for? Here's a checklist to take along with you when you view prospective homes.

**Grade.** Check the grade of the property that surrounds the house. Walk up to the house and take note if the grade slopes away from the structure. Any puddling or sloping toward the house could mean poor drainage.

**Roof.** While outside, stand back and check the roof for any shingle damage and poorly maintained gutters.

**Plumbing.** A quick and easy check for plumbing issues is to run the faucets to see if there is good water pressure. While running the faucets, take a look under the sinks and check for drips or past water damage. To avoid other possible expensive leak repairs, check walls and ceilings for discoloration that could likely be from water leaks.

**Pest control.** Hidden areas such as basements and attics can be home to unwanted pests and insects, so include a visual inspection of these areas.

**Structural.** Needed structural repairs can be noted by checking for floor and wall cracks and out-of-square door frames.

**Electrical.** A quick check of a home's electrical wiring can be done by running some of the appliances with the lights on. Any flickering could indicate wiring or electrical service issues.

Please give us a call or email us prior to starting out. Our experience will help guide you through this checklist to help you avoid unanticipated and costly issues in the future.

### Restoring Biodiversity: Tiny Forests Have Mighty Impact

When it comes to boosting biodiversity and creating green spaces, the West has taken inspiration from the East. Utilizing the methods of one of Japan's most respected botanists, organizations in Europe are creating tiny forests that thrive amidst urban landscapes.

Holland's Tiny Forest Initiative and Urban Forests, based in France and Belgium, have taken a sustainable leaf out of Akira Miyawaki's book to create small but mighty woodlands in their local areas. In 1970, Miyawaki discovered that the trees around his homeland's religious shrines tended to be native species, but he later found that only 0.06 percent of Japanese forests were made up of indigenous trees.

In response, he pioneered a method of restoring native forests on deforested or degraded plots of land. The Miyawaki Method created more than 1,700 forests throughout Asia, a staggering 96.7 percent of which developed resilient ecosystems in less than 10 years.

The method serves as a blueprint for volunteers in Europe, who plant clusters of indigenous seedlings that grow to become fully fledged and biodiverse ecosystems. Even in areas as small as a tennis court, these tiny forests restore soil, preserve water and air quality and attract flora and fauna. Since these small green spaces grow 10 times faster and are 30 times denser and 100 times more biodiverse than a conventional plantation, they are a sustainable way to combat climate change, foot by foot. The small-scale patches of greenery aren't just pleasant spots for insects and small mammals but for people, too, often serving as meeting places for local communities.

### Want to Sell Your Home Fast? Get My Free Guide



Preparing your home for sale can make the difference between getting the price you want – or ending up disappointed.

Discover some easy things you can do by requesting my free guide, "50 Tips to Prepare Your Home for a Speedy, Top-Price Sale."

Reach out to 404-229-7600 and I'll send it right out to you.



## 5 Tips to Get Started with Slow Fashion

There are no two ways about it: fast fashion and the manufacturing of clothing come with a considerable carbon footprint. According to the World Economic Forum, the fast fashion industry produces 10% of all humanity's carbon emissions and introduces 500,000 tons of microfibers into the ocean each year. But fear not! You can lessen this impact by adopting slow fashion practices, which advocate for people, the environment and animal-friendly manufacturing. This Earth Day, see how you can incorporate slow fashion into your wardrobe. It's not as difficult as it may seem! Follow these helpful tips to get you started.

**Will you still wear it tomorrow?** Whether you're buying eco-friendly clothing brands or not, ask yourself if you'll wear the item a minimum of 30 times. If the answer is yes, go ahead. If not, you may not even remember it a few weeks later.

**The sustainable switch.** If you do decide to shift to ethical brands, you'll be able to find out all the necessary info online. Try to gravitate toward brands that only design a certain number of collections each year and use sustainable materials such as bamboo, modal and hemp.

**Think ahead.** While sustainable fashion can cost more than regular mass-produced clothing, try to think of it as an investment. Go for quality instead of quantity. Your eco-friendly garments will undoubtedly last a lot longer.

**Get thrifty.** Secondhand clothing gives perfectly usable and oftentimes very fashionable clothes a new lease on life. If you're looking for higher-end products, check out vintage boutiques in your area. They're likely to have online shops, too.

**Pay it forward.** In the same train of thought, donate your unwanted clothes. Every time you want to buy a new piece of clothing, donate something from your wardrobe to a charitable secondhand store and get into a positive cycle of eco-friendliness.

## Thank you for your referrals!

I succeed when people like you refer me to your friends, neighbors and loved ones. It's the best kind of feedback I can receive.

So thanks for continuing to pass this newsletter on to people you care about.

## White Bean and Tuna Salad

For when you don't feel like cooking, this healthy protein-packed salad is perfect for a light meal in warmer weather.

Serves 4

### Ingredients

2 6-oz. cans tuna packed in oil  
2 bunches watercress, tough stems removed and leaves chopped (about 2 quarts)  
2 15-oz. cans white beans, drained and rinsed  
1 red onion, thinly sliced  
1 tablespoon drained capers  
2 tablespoons olive oil  
1 tablespoon red wine vinegar  
3/4 teaspoon salt  
1 teaspoon fresh-ground black pepper  
finely chopped parsley to garnish (optional)

Place tuna (with oil), watercress, beans, red onion, capers, olive oil, vinegar, salt and pepper in a large bowl. Toss gently to combine.

Garnish with parsley if desired and serve.

Note: The oil in the tuna counts as part of the dressing. If there is less than 1 1/2 tablespoons of oil per can, add extra oil to make up the difference.



## What Is a Breach of Covenant?

A covenant is a binding contractual agreement between two parties to do or not to do a specified act. Covenants are usually enforceable by the courts if they are reasonable, clear, definite and lawful.

A breach of covenant is the failure to obey a previously agreed-upon legal arrangement that was created honestly and in good faith. When one party to a contract refuses to uphold their obligation as spelled out in that covenant, that party is in breach.

In real estate, a breach of covenant most often occurs when a buyer or seller backs out of a contract to buy or sell a home. A breach can also occur when either individual fails to perform any of the terms of a purchase contract. Breaching a contract should be taken seriously. The party who has suffered from the breach usually has recourse in a court of law, where the legal remedy could result in monetary damages being awarded.

## Increase Your Home's Value, Save Money and the Planet with This

With Earth Day being celebrated on April 22 for the 51st time, protecting our one and only planet is on our minds. What can increase the value of your home, save you money and save the planet? The answer is a simple one: improving energy efficiency. And there's more good news: special clean energy financing may be available to make it easier to pay for energy efficiency upgrades.

A good place to start is to replace older high-energy-using systems (HVAC) with newer, more efficient ones. If your heating and/or cooling appliances are more than 15 years old, consider replacing them. Your monthly heating and cooling bills will be lower in addition to your home reducing its use of the planet's energy reserves.

Adding an extra layer of insulation in your attic is a moderate cost that can easily be recouped in a few years through your energy savings. Upgrading windows and doors will better seal in the heating and cooling and contribute greatly to the overall value of your home.

Circulating the air will help reduce your heating and cooling costs. The addition of ceiling fans will accomplish this and, for pennies a day, save a lot of energy usage.

Low-flow plumbing fixtures and upgraded water heaters will contribute to stabilizing water sources for everyone and reduce your monthly water bills.

One-third of a home's electric consumption comes from lighting alone. Switching to LED bulbs, putting up new energy-efficient light fixtures and installing larger windows for more light will save on monthly bills and add to the value of your home. Energy Star-rated appliances for your kitchen will also contribute to energy conservation.

Whether you're considering improving the energy efficiency of your home for the planet, to save money or to increase your home's value, reach out to our office so you can get the best information in determining which innovations make the most sense for your market.

## Worth Reading



### Earth Day 2021

#### *Earth Day*

Earth Day is on April 22, and this year's theme is Restore Our Earth. If you're looking for thoughtful ways to join the movement toward a more sustainable world, this article will come in handy. In it, you'll find information about online events near you, notable climate action breakthroughs, the Great Global Cleanup and climate change literacy as well as resources that will inspire and guide your inner eco-warrior. Sign up and find out more here: <https://tinyurl.com/worth0421a>



### 20 Favorite Childhood Desserts (with Adult Twists)

#### *Oprah.com*

The desserts we devoured with delight as kids can often hold sweet, sweet memories. So why not indulge your sweet tooth and take a trip down memory lane to boot? This nostalgic Oprah.com article brings together an abundance of old-school recipes that have been given a grown-up twist. Keep an eye out for classics like Brown Sugar Apple Pie and Strawberry Whoopie Pies. Find them here:

<https://tinyurl.com/worth0421c>



## Quick Quiz

For an answer, email me at [br@brettroderman.com](mailto:br@brettroderman.com) or call 404-229-7600.

*How many times can glass be recycled?*

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*Brought to you free by Brett Roderman*

7	3	2						
1				5		8		
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4	5			8	2			
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						3	6	9

**Sudoku instructions:** Complete the  $9 \times 9$  grid so that each row, each column and each of the nine  $3 \times 3$  boxes contains the digits 1 through 9. Contact me for the solution!



### Inside Your Newsletter:

Buying a House? Here's a Home Viewing Checklist

Restoring Biodiversity: Tiny Forests Have Mighty Impact

5 Tips to Get Started with Slow Fashion

Increase Your Home's Value, Save Money and the Planet with This

### Wondering What's Happening in Your Neighborhood?

How has the price of your home changed in today's market? How much are other homes in your neighborhood selling for?

These are all critical questions that shouldn't be overlooked when thinking about buying or selling your home.

Whether you're curious about prices in your area, whether it's an excellent time to sell, or just need an expert to answer your questions, I can give you the tools and offer guidance through the entire buying or selling process.

Let me know how I can help by simply giving my office a call at 404-229-7600 to set up a time to connect.



## We can't make this stuff up!

A Texas lawyer went viral after accidentally activating a cat filter during a Zoom court hearing. Attorney-at-paw Rod Ponton, whose face was obscured by the virtual feline mask, announced to attendees that he was, in fact, not a cat.

While trying to cross a six-lane highway, a koala in Canberra, Australia, caused a five-car pileup. Miraculously, no one was seriously injured, and the koala was rescued without a scratch.

An unusual friendship between a swan and a Turkish man has blossomed for almost four decades. Recep Mirzan nursed the bird back to health after it suffered a broken wing, and it has been at his side ever since.

A man was arrested for allegedly living at Chicago's O'Hare Airport for three months. Aditya Singh managed to access a secure part of the airport with a mislaid employee ID badge and gather food from other passengers.

**Contact me today:**

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