



## Real Estate News You Can Use

Brought to you free by Brett Roderman

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### Is a Fixer-Upper House the Right Purchase for You?

Buying a fixer-upper - a home in need of significant renovation - can be an exciting opportunity, but is it the right choice for you? While these homes often come with a lower price tag, they also require significant time, effort and financial investment to bring them up to standard.

One of the biggest advantages of purchasing a fixer-upper is the potential for customization. Instead of settling for a home that meets only some of your needs, you have the opportunity to renovate it into exactly what you envision. From choosing finishes to reconfiguring layouts, a fixer-upper allows you creative control over the space.

However, it's important to consider the challenges as well. Renovations can quickly become more expensive than expected, especially if structural issues or hidden problems arise. It's important to assess the scope of work needed and get professional opinions before committing. Inspections are crucial to avoid costly surprises that might derail your budget.

Another factor to weigh up is time and effort. Renovations take patience, and depending on the extent of work required, they can impact your daily life. If you're planning to live in the home during renovations, be prepared for disruptions.

Despite the challenges, a well-planned fixer-upper can be a smart investment, increasing the home's value over time. If you're willing to put in the work, it can be a great way to enter the housing market or build equity, so call or email me today and we can discuss whether this is right for you.

### Did You Know that Trees Talk to Each Other?

A fascinating story in honor of Earth Day is the growing research into how trees are much more social beings than we ever realized. There are widening studies by forestry ecologists into the way trees communicate using networks of fungus in the ground, relaying messages to each other warning of predators, sharing nutrients with their "sick" neighbors and even forging "alliances" with different tree species.

Likened to the neural pathways in the brain or the lines of communication that form the internet, the underground fungal networks have been described variously as the "wood wide web," the "mushroom internet" or the "mycorrhizal network." Vast swathes of mycorrhizal fungus connect different trees in the forest. Trees are then able to send nutrients through these pathways to be picked up by connected trees as well as chemicals that act as "distress signals," causing their neighbors to release substances that can defend against disease or attack from predators.

Ecologist Suzanne Simard is one of the researchers delving further into these studies. During one of her studies, she witnessed a Douglas fir tree that, having been colonized by insects, sent chemicals acting as a warning to a nearby ponderosa pine tree. This caused the pine to create enzymes that would protect it against insects. In other studies, she has seen older trees sending carbon, nutrients and water to young seedlings, the same way a mother would nurture her child.

What better reason to make sure we're all doing our bit to save the trees!



### Famous quotes on nurturing

In honor of Earth Day on April 22, here are some quotes about nurturing:

Be the one who nurtures and builds. Be the one who has an understanding and a forgiving heart, one who looks for the best in people. Leave people better than you found them.  
Marvin J. Ashton

We cannot be a source for strength unless we nurture our own strength.  
M. Scott Peck

Find out what it is that touches you most deeply. Pursue it, learn about it, explore it, expand on it. Live with it and nurture it.  
Leonard Nimoy



## Here Are 5 Ways to Volunteer Virtually

With the news full of things that fill us with worry, many of us are often looking for ways we can make a difference in the world around us. Thankfully, the beauty of the internet means that you can still volunteer your time to help others from the comfort of your own home. Here are five ideas for virtual volunteering.

**Crisis Text Line.** Volunteers for the Crisis Text Line offer 24/7 support via text messaging to people suffering through crises. Volunteers commit a few hours a week and receive a full course of training and support.

**Translators without Borders.** If you're able to speak a second language, this is a perfect way to offer your services to those in need. Translators without Borders provides translations for international humanitarian efforts in fields such as education, crises and healthcare.

**United Nations Volunteers.** The UN's volunteering network is a place where you can join a worldwide community as a volunteer. UNV connects volunteers with organizations across the globe working on projects focusing on peace efforts and international development, whatever your skills are.

**Amnesty Decoders.** Amnesty Decoders is a digital volunteering network operated by Amnesty International researching global human rights violations online. Volunteers conduct tasks including finding evidence of drone strikes from satellite images and flagging social media content inciting violence against women.

**Catchafire.** Essentially a search engine for volunteers, Catchafire helps you search for nonprofit projects you can volunteer online with. Tasks range from writing thank-you notes to graphic design and photo editing.

For more ideas, you can visit Points of Light to search for a virtual volunteering opportunity now. Head to <https://tinyurl.com/link0425>.

## 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.

## Egg Muffin Cups

These super easy and high protein egg muffins, also known as egg bites, are the perfect breakfast to make weekday mornings a breeze.

Serves 6

5 eggs

Salt and pepper to taste

Mix and match fillings

1 head broccoli, cut into small florets

Chopped spinach

Finely diced onion

Finely diced bell pepper

Diced tomato

Cheddar cheese

Parmesan cheese

Preheat oven to 350°F. Grease muffin tin.

In a measuring cup, beat eggs until smooth. Set aside.

In a muffin tin, arrange the desired combination of fillings into each muffin cup. Season each with salt and pepper.

Pour eggs into each muffin cup until liquid almost reaches the top.

Bake for about 20 minutes until set.



## 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.

## Can I Get My Home LEED-Certified?

With Earth Day here, there's no better time to think about making your home more sustainable. One of the most recognized ways to ensure your home meets high environmental standards is through LEED certification, a globally recognized symbol of green building excellence.

LEED, which stands for "Leadership in Energy and Environmental Design," is a certification system originally developed by the U.S. Green Building Council but now used worldwide to promote energy-efficient, eco-friendly construction. Homes that meet LEED standards prioritize energy and water efficiency, improved indoor air quality and sustainable building materials, all while reducing carbon emissions. This creates a healthier, more comfortable living environment while also lowering a home's overall environmental impact.

If you're wondering whether your home can be LEED certified, it's important to know that certification is awarded based on a points system, with buildings allocated as either "certified," "silver certified," "gold certified" or "platinum certified." Points are earned by incorporating sustainable features such as proper insulation, high-efficiency appliances, nontoxic materials and water-saving fixtures. So whether you're building from the ground up or making eco-conscious renovations, following LEED guidelines to ensure that your home is environmentally responsible and energy efficient can bring you closer to achieving an official certification.

Beyond being a smart choice for the planet, a LEED-certified home offers long-term financial benefits. The lower energy and water consumption of a certified home leads to reduced utility bills, and homes with LEED certification also tend to have higher resale value. As buyers become increasingly eco-conscious, these kinds of sustainable living spaces are more in demand than ever.

So this Earth Day, consider getting certified. Not only will you be making your home greener for the environment, but you'll also be investing in your health, comfort and financial future for years to come.

If you'd like more ideas for green home renovations, call or email me. I'm always here for referrals and recommendations for eco-friendly suppliers and service providers for your needs.

## Worth Reading



### 15 Ways to Celebrate Earth Day with Kids

Kayla Craig  
*PBS*

Earth Day falls on the 22nd of April and is a day to reflect and act upon the environmental issues facing our planet. If you're looking for fun, hands-on ways to celebrate Earth Day with your kids, this PBS article is packed with creative activities that can inspire their curiosity, sense of environmental responsibility and a love for nature, from making homemade paper to crafting bird feeders and planting minigardens. More: <https://tinyurl.com/worth0425a>



### Eight Public Buildings in France Made from Bio-Based Materials

Amy Peacock  
*Dezeen*

The modern world's growing urban sprawl has unfortunately had a huge impact on climate change. Thankfully, forward-thinking architects around the world are working to rectify this through sustainable building. France's RE2020 plan is an example of this, aiming to design new urban environments that can help the country become carbon neutral by 2050. More: <https://tinyurl.com/worth0425b>



## Quick Quiz

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

*How many people were in the line for the world's longest conga line on skates?*

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### Inside Your Newsletter:

- Is a Fixer-Upper House the Right Purchase for You?
- Did You Know that Trees Talk to Each Other?
- Here Are 5 Ways to Volunteer Virtually
- Can I Get My Home LEED-Certified?

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

### 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.

#### **Contact me today:**

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