

APRIL SHOWERS BRING... WET BASEMENTS

5 Tips to Keep Water Out

1

Add Gutter Extensions

If your downspouts don't drain at least 5 feet from the house, adding extensions or underground drain pipes to move all the roof water away from your home.

2

Restore the Crown

Your house should sit on a "crown" of soil that slopes at least 6 inches over the first 10 feet in all directions. Over time, the soil around the foundation settles, but you can build it back with a shovel and a water-shedding clay-loam mix from a landscape supply house.

3

Install a Curtain Drain

A type of French drain, a curtain drain is a shallow trench--2 feet deep and 1.5 feet across--filled with gravel and perforated piping that intercepts water uphill of your house and carries it down the slope a safe distance away.

4

Pump the Water

If you can't keep it out, pump it out with a sump pump. This is an interior drain system which channels water around the perimeter of the floor into a pipe that drains to a collection tank at the basement's low spot, where a sump pump shoots it out the house.

5

Waterproof the Walls

Installing an interior drainage system gets the water out but doesn't waterproof the walls. To do this correctly, you need an exterior system: a French drain to relieve hydrostatic pressure and exterior waterproofing to protect the foundation. It's a big job that requires excavating around the house, but it may be the best solution if you have a foundation with numerous gaps. It also keeps the mess and water outside, which may be the best choice if you don't want to tear up a finished basement. The downside, besides a price tag that can reach \$20,000, is that your yard takes a beating, and you may need to remove decks or walkways.



F U N F A C T

The French Drain was not named after the country. It was named after Henry French, a judge and farmer in Concord, MA, who promoted the idea in an 1859 book about farm drainage.

Real Estate Snapshot Omaha/Lincoln Metro Area



Active Listings
267

Listings Under Contract
1,768

Total Closings
1,484

Days on Market
3

Median List Price
\$267,033

Median Sold Price
\$269,776

WHAT'S THE MOST SOUGHT AFTER EXTERIOR HOME FEATURE?



Forget outdoor living space—ample windows are what homebuyers really want.

The exterior of your home is a major selling point. It's your first impression and this feature can make the difference between love-at-first-sight and onto-the-next. According to a recent study by Homes.com, the one curb appeal component buyers covet the most is large, plentiful windows.

Why do windows play such a large role in buyers' opinion of a home? On the exterior, they help break up large areas of siding and create an attractive focal point. More windows also bring in natural light, which helps a room appear larger, a visual trick that's especially useful in homes where square footage is on the smaller side. Windows also give pretty views of the neighborhood and surrounding nature, which tends to make people feel happy, instead of staring at a plain, solid wall.

Playing up your windows could work to your advantage if you're trying to sell your home. Besides starting a renovation to add more or enlarge windows, there are a few tricks you can use to accentuate this important feature.

Consider painting your exterior trim white to highlight windows, or try painting your shutters a bright color to help draw attention. Emphasizing this element adds impressive curb appeal and could even help attract more buyers.

Love It OR Hate It: Word Art

It's been around for decades. It's the decor everyone loves to hate. WORD ART.

Are you Team Bossy Britches who loves to label rooms and tell folks what to do as soon as they step into your lovely abode? Or are you Team Eye-Roll who prefers any real art over framed clichés?

If you find comfort in little jokes like "Save the Drama for Your Llama," you do you, boo. It's your home, after all. But if you find a slightly more personal and open to interpretation piece of art for your walls, you just might have a conversation starter on your hands that you'll never get out of a "Live, Laugh, Love" sign.



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