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Between FRIENDS

"Personal, professional service"
 ChristianRealtySanAntonio.com

Wondering what your home is worth in today's market? Call me for an estimate of your home's current value—I'll be happy to explain the latest market forecast!



As a real estate professional, I know the anxiety that a home system or appliance breakdown can create for a home seller during the listing period or for the buyer after close-of-sale. Fortunately, you can eliminate that stress with a home warranty that provides coverage for both the seller and the buyer!

A Home Warranty Plan is a service contract that protects your major systems and appliances for a specified period of time. Should a failure occur during the term of the Plan, a qualified contractor is dispatched to repair or replace the covered item for a reasonable service call fee. Help is only a phone call away, 24/7, 365 days a year!

OLD REPUBLIC HOME PROTECTION

Protect your budget against the high cost to repair or replace home systems and appliances.

People Helping People™

Visit www.orhp.com or talk to your real estate professional to learn more.

Know anyone who needs assistance with a real estate transaction? Please refer them to me and I'll put my skills and experience to work on their behalf.



Health & Safety

Water Heater Emergency Shutdown Procedure

Every homeowner should know how and where to shut off their water heater. If your water heater is leaking, overheating, or just not working properly, shutting it off can prevent unnecessary damage to your home. Follow the steps below to stop a minor crisis from becoming a major disaster.



To avoid damage from a leaking or malfunctioning water heater:

1. Turn off gas or electricity:

- Gas:* Turn top of the dial from the ON position to the OFF position.
- Electric:* Switch the circuit breaker for the water heater to the OFF position.

2. Turn off water supply: Turn handle clockwise until it stops.

3. Drain the water heater if necessary: Attach a garden hose to the drain faucet valve on the water heater and drain water. Turn on a hot water faucet in the house to let air into the tank while draining.

4. Call your local plumber as soon as possible.

In the event of an earthquake or another emergency, if you smell gas:

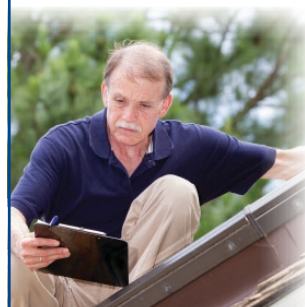
1. Locate the gas meter outside your home.
2. Turn the gas valve a quarter turn from the ON position to the OFF position.

Real Estate Today

What to Inspect When You're Buying a Home

A home inspection is an important part of the home-buying process. You need to know the roof doesn't leak and that you can use two appliances at once without blowing a fuse. But what about the things an inspection doesn't cover? These less obvious features may be vital to your daily life. Here are three things to look for before you buy that dream home.

The neighborhood: Get acquainted with your potential new surroundings. Note the area's walkability, its proximity to amenities like parks, libraries, and community centers, and whether it's a fit for your lifestyle. An aerial view map uncovers nuisances not visible from the road, such as hidden train tracks or a nearby airport.



The laundry room: Is it wedged next to the sink in the kitchen? Are the bedrooms upstairs, but the washer and dryer are hiding in the basement? Laundry is inevitable; a well-placed laundry room will simplify your life.

Orientation: A home that is positioned well on its lot can benefit from natural light and year-round energy savings. According to the Bonneville Power Administration, homes oriented toward the sun save 10-20% on heating costs.

1 lb. ground beef
1 Tbsp. minced garlic
16 oz. prepared pasta sauce
1 cup grated parmesan cheese
3 eggs, beaten
1 Tbsp. Italian seasoning
16 oz. ricotta cheese
16 oz. spaghetti pasta, cooked and drained
2 cups mozzarella cheese

Preheat oven to 350 degrees.
Brown ground beef and garlic in skillet and drain.
Combine cooked ground beef and garlic mixture with prepared spaghetti sauce in a large skillet. Cook on low to medium until heated through.
Combine beaten eggs and parmesan cheese. Add cooked, drained pasta and toss to coat.
Spread pasta mixture on bottom and sides of two 9" glass pie plates. Press firmly to flatten. This will form a pasta pie crust. Sprinkle 1/2 Tbsp. Italian seasoning on each 9" pie.
Spread half the ricotta cheese evenly on both pasta pie crusts. Top each pie with half the meat mixture. Cover each pie with 1 cup mozzarella cheese.
Bake at 350 degrees for 20 minutes, or until the cheese on top starts to brown. Let stand for 5 minutes, cut into wedges, and serve.



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Household Tips **Shrink Your Household Expenses**

Owning a home is exciting and rewarding, but it can also be expensive. Fortunately, there are lots of free ways to compensate for the steadily rising cost of living.

Keep closet doors closed. Doing so will reduce the amount of square footage in your home that you're heating and cooling.

Shorten your dryer vent hose. A shorter, unobstructed line helps your dryer run more efficiently, saving you money on monthly energy costs.

Lower the thermostat on your water heater. Typically, the default temperature is set at 140 degrees, but for most households, water heated to 120 degrees is plenty hot! Be sure to check the owner's manual before making any adjustments.

Wash clothes in cold water. This not only saves energy and money, it also saves fabrics from shrinking or fading. Worried about getting your clothes clean? Cold water detergents use chemical reactions to tackle most stains without the need for scalding water.

Use ceiling fans when it's cold so you don't need to constantly run your furnace. A ceiling fan running clockwise at a low speed will recirculate warm air that naturally rises.

