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HOW TO SET A BUDGET
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ROOTS^{TO}ROOFS

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How to winterize your home's interior this fall

HOME

With winter fast approaching, you need to make sure your home is ready for the season ahead. Here are five key tasks to check off your to-do list.



Inspect your heating system. Whether you use a wood stove, electric baseboards or a furnace to heat your home, it's important to have your equipment professionally inspected, cleaned and maintained before the cold weather hits.

Ensure your doors and windows are airtight. Remove the screens from your windows and check for any drafts. If you feel air seeping in, caulk along the edge of the window or use plastic wrap to provide a better seal. You should also make sure the weatherstrip on your exterior doors is in good condition and replace it if necessary.

Clean and store your air conditioner. If you own a portable air conditioner, now is the time to remove it from the window, clean the filter and store it in a protected area until the weather warms up.

Dust your air vents. Remove the air vent covers and grilles throughout your home, and vacuum inside and around the openings to remove as much dust and debris as possible.

Check your smoke and carbon monoxide detectors. Whether you heat your home with wood or not, it's important to regularly replace the batteries in your smoke and carbon monoxide detectors. It's also a good idea to check if your portable fire extinguisher has expired and needs to be replaced.

Doing these things will ensure you can breathe easier while sheltering from the cold.



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3 ways to brighten up your closet

- 1. Replace the rods in your closet with illuminated LED models. If there isn't an outlet nearby, opt for ones that are battery-operated.
- 2. Place small, battery-operated puck lights in strategic locations such as beneath the upper shelf. Most models include adhesive strips to facilitate installation.
- 3. Line the inside of the door frame with LED strip lights to provide an even distribution of light. Both wireless and plug-in models usually come with a switch.

Finally, consider freshening up the inside of your closet with a coat of pure white paint to further brighten up the space.

Does your closet feel more like a cave? If you're tired of fumbling around in the dark for clothes, here are three ways you can shed some light on the situation without doing any electrical work.



How to set a budget for your renovation

If you want to renovate your home, it's essential that you establish a budget before you get started. This will allow you to determine what you can afford and whether you need to adjust your plan. Here are some tips to help you allocate sufficient funds for your renovation.



Be precise about your project.
A surefire way to blow your budget is to improvise. If you want a relatively accurate estimate of how much everything will cost, make sure your plan is as detailed as possible. You should also be mindful of how you spend your money in order to maximize the value you'll add to your home.

Assess your financing options.
If you plan to upgrade the appliances, windows, doors or insulation in your home, find out if you qualify for an

energy efficiency rebate offered by the government. If you're considering taking out a loan to pay for the renovation, be sure to factor the interest into your budget.

Estimate the various costs.
Do some research to find out the price of the materials you want to use and the professionals you'll need to hire. Keep in mind that the size and age of your home may influence the cost of your renovations. If you want a more accurate figure, consider hiring an estimator.

Plan for unforeseen expenses.
When it comes to renovating a home, unexpected costs are almost inevitable. Therefore, you should reserve about 15 percent of your budget for contingencies. These funds may be needed to remove mold, bring the home up to code or deal with other hidden issues.

If you work with a contractor, request a detailed timeline of the project. This way, you can keep track of expenses and spread out your payments.

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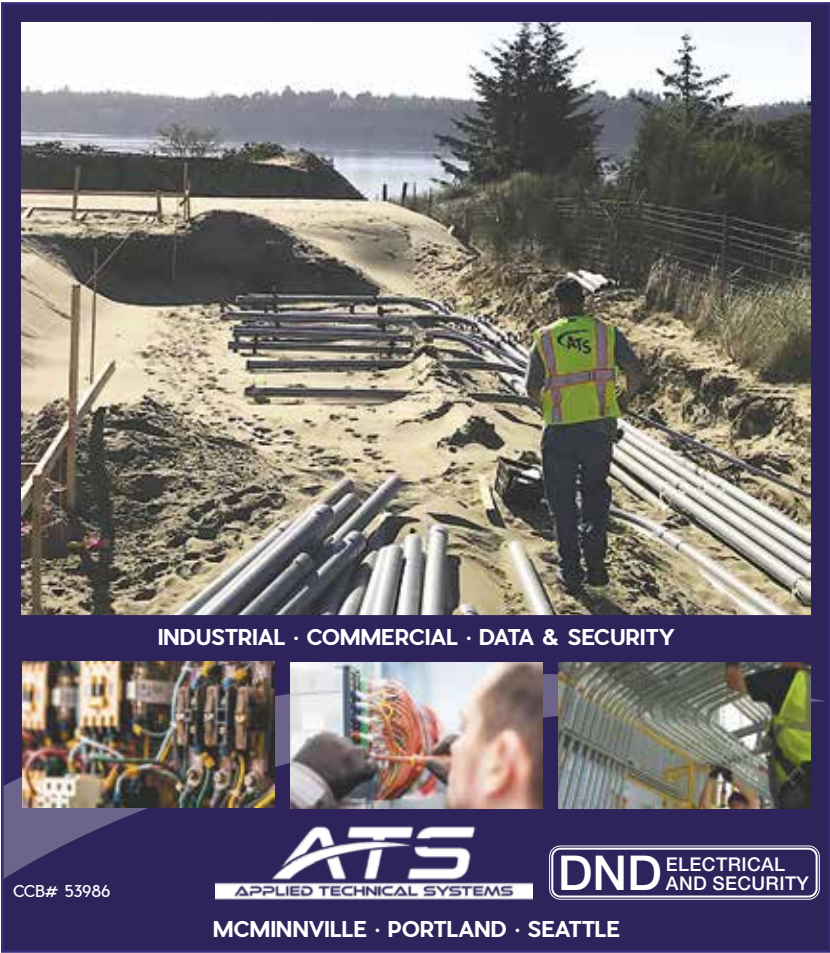
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4 reasons why you should insulate your attic ASAP

If the insulation in your attic is sparse, worn out or needs to be replaced, it's best to take action as soon as possible. Here's why you shouldn't delay in starting this essential home repair.

To avoid paying more for your energy bills
Insufficient insulation makes your home less energy efficient, which means you'll pay more for utilities. Additionally, your HVAC system has to work harder to maintain a comfortable indoor temperature. This shortens its lifespan and leads to more frequent repairs.

To avoid getting cold
In winter, heat loss caused by inadequate insulation can contribute to the formation of ice dams on your roof. These ice buildups can damage your roof and pose a hazard to people walking nearby.

To avoid impairing your home and health
A poorly insulated attic is more at risk of water leaks, which could lead to mold growth, wood rot and other damage. This can compromise both your health and the structural integrity of your home.

To avoid pest infiltrations
A lack of sealed insulation makes it easier for small creatures to infiltrate your attic, where they might procreate, chew electrical wires and cause other costly damage.

Because adding insulation is an environmentally friendly repair that can improve the energy efficiency of your home, you may be eligible for a considerable tax credit.



ATTIC INSULATION MATERIALS

Before you add insulation to your attic, you'll need to select a material that suits your needs and budget. Here are a few options and their benefits:

Cellulose

It's all-natural, made from recycled materials and offers high thermal resistance.

Fiberglass

It's affordable, easy to install and provides excellent thermal performance.

Hemp

It's a renewable material that's easy to install and resistant to rodents and other pests.

Expanded cork

It's biodegradable, resistant to water and air leaks and boasts superior thermal and acoustic insulation.

Mineral wool

It's durable, offers acoustic insulation and is fire and moisture resistant.

While some types of insulation are easier to install than others, it's always best to hire a professional to ensure your attic is properly sealed and can protect your home from the elements.

Another simple yet smart thing you can do is insulating electrical outlets on all exterior walls. You can buy insulating kits designed just for this in hardware stores.

3 things you should know before installing a fireplace

Are you thinking about installing a fireplace or wood-burning stove in your home? Before you do, you should be familiar with the following three things:



1. The local regulations

Many municipalities have bylaws regarding wood-burning fireplaces and stoves. Check with the city to make sure you're allowed to install one in your home. If they're prohibited, gas, electric and pellet stoves are excellent alternatives that may be allowed.

Fireplaces that run on natural gas or propane are easy to maintain. Another advantage is that you can adjust the intensity of the flames with the push of a button. However, you must be able to connect it to a gas line or willing to periodically refill the tank.

2. Your insurance obligations

You must inform your insurance company before installing any type of permanent auxiliary heating appliance. Failing to do so could mean you're not covered in case of a fire. What's more, many insurance companies may require your unit to have specific safety features or ask you to perform regular maintenance to continue your coverage.

3. Installation requirements

In order to meet the building code requirements in your area, you need to make sure your fireplace is installed

according to the manufacturer's recommendations. It's best to hire a certified professional to ensure that everything is done correctly. Not only will your home conform to local regulations, but your family will be safer.

By being aware of these things, you'll be able to enjoy your new fireplace with the knowledge that you've done your due diligence to keep your family, home and community safe.

7 fireplace safety tips for a cozy fall

There's nothing more comforting when the weather is frightful than dancing flames, jumping sparks and crackling logs. That being said, did you know that chimney fires are one of the main causes of winter house fires? Brush up on your fireplace safety smarts with these simple tips.



Wood ash contains minerals that make it useful for many household tasks. Use it in homemade dish soap, window cleaner, slug repellent or, if you're feeling adventurous, whitening toothpaste!

1. At least once per year, ideally in the fall, have your wood-burning system inspected by a professional. He or she will make sure that every aspect of your fireplace and chimney is in good condition and perform any necessary repairs.

2. To minimize smoke and other toxic emissions, burn hardwood that has been dry for at least five months. Are the ends of your logs cracked? That's a sign that the wood is no longer damp. Maple, beech and oak woods are all suitable. For best results, use small logs and don't overload the fireplace.

3. Move flammable objects (like newspapers, throws, cushions or decorations) far away from your fireplace, and always use a fireplace screen to avoid damage from embers.

4. Dispose of ash safely by putting it in a raised metallic container and bringing it outside, far from your home and anything that might catch fire. The reason why you should be so careful is that ashes can stay hot for up to three days.

5. Never burn painted, varnished or stained wood. Similarly, remember that it's dangerous — and highly

polluting — to try to accelerate combustion by squirting gasoline or kerosene on your logs.

6. Have your chimney cleaned by an expert each spring. This operation will get rid of as much creosote, a highly flammable byproduct of wood combustion, as possible.

7. Place smoke detectors in strategic locations throughout your home, namely in hallways and close to any bedrooms. Test them regularly and change their batteries every six months.

What to look for when buying a space heater

Are you looking for a space heater to help keep you warm this winter? With so many options on the market, it can be a challenge to choose the right one. Here are a few things to consider when making your selection.

The power source.

Different space heaters rely on various types of fuel. If you want one that runs on electricity, convection and infrared heaters are good options. If you prefer a fuel-burning unit, choose one that uses natural gas, propane, oil or wood pellets to operate.

Your safety needs.

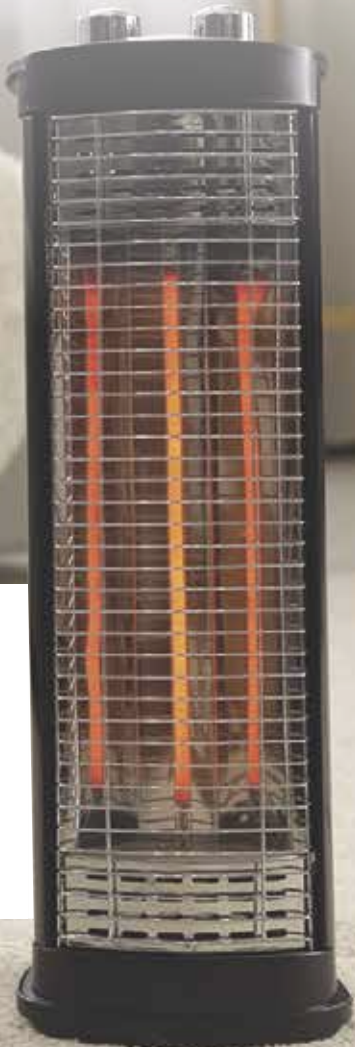
Space heaters pose some major safety concerns including an increased risk for carbon monoxide poisoning, burns and fires. In addition, it can be dangerous to use certain heaters around children and pets. To minimize safety risks, look for a heater that has tip-over protection, a grill to prevent burns and heat sensors that shut off when the temperature gets too high.

The effort required.

Some heaters require more work to install and maintain. Fuel-burning heaters need a permanent flue or vent to allow harmful gasses to escape. In addition, while natural gas fireplaces are easy to use, they require a connection to your home's gas line.

How much room do you have?

Consider the size of the room you want to heat. Some heaters are great for larger spaces while others are better at providing direct heat. Infrared and oil heaters are better for small areas like under your desk. The size of the unit is another thing to think about. Electric heaters are generally smaller and take up less space in your home.



How to properly care for your gardening tools

GARDEN

Neglecting to care for your gardening tools before the colder season sets in is a surefire way to ensure their poor condition come spring. Follow these steps to make sure your gardening tools are ready for duty once the warmer weather rolls around:



Clean

Wash your gardening tools with soapy water (if necessary, use a brush to scrub away dirt and grime), rinse and dry with a clean towel or cloth. For your cutting tools, you can scrub the blades with a rag soaked in alcohol to eliminate stubborn filth.

Sharpen

Carefully sharpen all of your cutting tools with the help of a whetstone, metal file or grindstone. Pro tip: place your tool in a vice to ensure a steady hold while sharpening to reduce the risk of damage and personal injury.

Protect

Apply a protective layer of lubricant, oil or grease on your tools' springs and metal surfaces to keep them from rusting over the winter.

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Planting in the fall? It’s not too late!

After the last of the season’s harvest and before the first frost, there are still many ways you can use plants of all kinds to enhance the beauty of your outdoor space. On that note, get your trowels ready!

Bulbs Make sure to plant autumn bulbs (crocuses, tulips, lilies, hyacinths, snowdrops, etc.) in a rich and well-drained soil. Dig holes three times the height of your bulbs (with the exception of tulip bulbs that prefer to spend the winter one foot below the ground). For optimal results, make sure to leave a space three times as large as each individual bulb between each plant.

Trees Dig a hole deep enough to accommodate for the tree’s root ball with a diameter that’s twice as large as the latter. Next, cut and remove the protective layer of burlap on the top half of the root clump. Place the tree in the hole, fill the cavity with quality soil and compact the earth. Psst! Did you know that garden centers offer worthwhile discounts on trees and shrubs in the fall? Take advantage before it’s too late!


Perennials Autumn is the perfect season for planting potted perennials sold in stores. You can also take advantage of a beautiful cool day to divide your existing perennials. To do so, use a round metal shovel and follow these three simple steps:

1. Plunge the shovel vertically into the ground to avoid severing the roots.
2. Loosen the roots on all sides using repeated movements with your shovel.
3. Separate the roots with a gardening tool or spreading knife.

Once you’ve separated and transplanted your perennials, you’ll obtain new plants that will flourish in all their splendor come the warmer season!



After planting your bulbs, trees or plants, generously water them and cover their base with biodegradable mulch.



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Bringing in your plants for the winter: a delicate process

Once the temperature borders 50 degrees at night, you should seriously start thinking about bringing your favorite plants indoors. But be careful: simply grabbing them by the pot and repositioning them in their usual spot within the home is a risky bet!



A sudden change in temperature can shock your plants and make them lose their leaves just days after they’ve been transferred back into the home. Therefore, it’s important to remain prudent when bringing your precious houseplants back indoors.

The solution? Acclimation! For one week, bring your plants in at night and take them back out during the day. After this period of adjustment, they’ll be more readily capable of surviving the winter inside your warm and cozy home.

Wash and inspect
Before bringing in your plants, clean them with lukewarm water to get rid of stubborn debris (pollen, dirt, animal hair, etc.) and eliminate unwelcomed pests. Next, inspect them carefully, paying particular attention to each individual leaf.

Cut and throw away any leaves that look infested, or manually remove visible bugs, larvae and eggs to ensure they don’t spread to neighbouring healthy plants.

Closing up the garden for the winter

The harvest season is over, the flowers have wilted, the leaves have fallen — it’s time to close up the garden and prepare for winter! Not sure where to start? Here’s what you need to do:



• Remove pesky weeds and mix them in with your compost.

• Plow the earth to aerate the soil and expose harmful insect eggs, which will die with the cold.

• Fertilize your vegetables to better protect them against frigid weather and other harsh winter conditions.

• Cover the ground around your plants with good quality mulch.

• Protect your shrubs with burlap or white geotextile (avoid dark-colored material).

• Rake the dead leaves around your property and mix them in with your compost or use them as an eco-friendly (and free!) alternative to store-bought mulch.

• Prune your trees, trim your hedges, and don’t forget to remove the dead branches!

For additional information, consult a horticulturalist in a nursery or garden center near you.

10 outdoor tasks to do before winter

Winter weather can put your home to the test. This fall, be sure to protect your property against the whims of Mother Nature by being proactive.

1. Clean out your gutters.

Clear away twigs, leaves and other debris from your gutters to ensure water can flow away from your home.

2. Inspect and repair your roof.

Check for split, missing or curled shingles on your roof, as well as signs of moss, mold and pests.

3. Fix cracks in your foundation.

Fill in small cracks around your foundation and basement walls with caulking to keep water and moisture out of your home.

4. Sweep the chimney.

Remove any creosote buildup from the inside of your chimney to prevent a fire.

5. Close the pool.

Drain the water, clean the filter, put on the cover and do whatever else is necessary to winterize your pool.

6. Clear the coping.

Remove debris and make sure drainage is adequate to avoid an overflow.

7. Install screens on vents.

If you haven't already, install heavy-duty screens on your vents to prevent small insects from entering your home in search of warmth.

8. Protect your shrubs.

Wrap vulnerable shrubs and plants with burlap to give them an extra layer of warmth throughout the winter.

9. Prune your trees and hedges.

Trim back any trees or hedges that are encroaching on your home.

10. Put away your yard accessories.

Put your wheelbarrow, hoses, watering cans, barbecue and patio furniture away until next year.

You can hire a local roofer, chimney sweep or landscaper to help you prepare your house and yard for winter.



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REAL ESTATE

5 tips for new homeowners

Have you just purchased a house? Sure, you still have lots of work ahead of you before you can call it the perfect home, but settling in fast and getting cozy will set you on your way. Here are 5 tips to help you get comfortable.



To ensure a job well done, call in some real professionals — a plumber, interior decorator, house painter, etc.

1. For safety's sake, change the locks on all exterior doors to ensure that the only people who have keys are those to whom you have given them personally. You should also draw up an evacuation plan and ensure there are enough smoke detectors and fire extinguishers in the house.

2. Entrust any renovations and repairs to true professionals to ensure that the job is done well. If you have several similar jobs to be done (plumbing or electricity, for example), have them all done at the same time. Shop around for several quotes to keep costs to a minimum.

3. You don't know what to do with the living room? You're not talented in creating color combinations? Enlist the help
- of an interior designer to create the perfect ambiance. And if you have a lot of rooms to paint and just the thought of it is getting you down, hire a team of painters; the work will be done quickly and done well, and you can get on with other tasks.

4. If the house is big but your many belongings are already making it feel cramped, there is a solution. Call in a home storage systems expert to show you how to maximize the space you have.

5. Lastly, if it isn't already done, you should invest in some basic tools for maintaining the house and yard. A lawnmower and a kitted-out toolbox are always useful!

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Drawings and specifications for permit and building

“Marcia listened our ideas for renovating an existing pole barn into a working winery and tasting room—then made them even better. A delight to work with, she’s now designing a remodel for our home.”

– Sara & Dave Specter, Owners, Bells Up Winery
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Tiffany Best
Senior Escrow Officer
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503.472.6101



Cyndy Willis
Escrow Officer
TICOR TITLE
503.472.6101

\$425,000
McMinnville



Pending in 5 Days!
Move-in ready 3 bed/2 bath home with 1,570 sq ft on a large 0.19 acre corner lot. The interior has been updated with interior paint throughout, new lighting, and new luxury vinyl plank and carpet. Highly functional and attractive kitchen with solid surface countertops, incredible amount of cabinetry and counter space, and raised bar. Perfect for entertaining! Flows to the family room and slider to covered patio and firepit. New heat pump, furnace, and sprinkler system.
MLS# 21190729



Lacey Summers
Broker
Bella Casa Real Estate Group
503-435-7059
lacey@thebellacasagroup.com

\$449,900
Salem



Sold for \$450,000!
We brought the winning offer for this incredible South Salem home. Huge 0.37 acre lot beautifully landscaped and fully fenced. Newer vinyl windows. HVAC system 2015. Two newer hot water heaters. Hardwood floors in living and two bedrooms. Updated kitchen has tile floors, under mount sink, tile backsplash, and stainless steel appliances. Many fixtures updated. Fireplace in both living and dining room with woodstove insert in living. Insulated shop, hot tub gazebo, and RV Parking. Quietly located on cul-de-sac.
MLS# 781830



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\$625,000
McMinnville



Private Hilltop Retreat!
Cozy Home with lots of outdoor living spaces and views of the trees and mountains. Open plan with lots of windows, high ceilings and outdoor living space. Beautifully, updated kitchen. 2 BRs and bath on the main level and a sweet second level with bedroom, bath and deck. Terrific Shop -roll up doors, work spaces, loft and an attached carport. Just 15 minutes to McMinnville.
MLS# 21285953



Stacy Martin, Broker
Willamette West Realtors
503-560-2144
StacyMartin@willamettewest.com

\$699,900
Willamina



Don't Pass This One Up!
Looking for privacy with plenty of space for all of your toys? This is it! Live in the current home while you build your dream home or just move in and enjoy! New carpet! Home is scheduled to get new ductless heat/AC by the end of September. 36x48 shop with concrete floor and power.
MLS# 21507032



Robin Martsof-Hubbard,
Principal Broker
Performance Real Estate Professionals
503-435-8164
Robin@robinsperformancegroup.com

\$749,000
McMinnville



2.74 acres in Hidden Hills
Views are A-MA-ZING! 4 bed, 2 bath w many recent updates -roof, 2nd heat pump, \$46k 224sf Porch Co Des. covered porch addition w radiant heat, bamboo flooring, LVP, stainless appliances, composite decking, 220 electric car charger, ceiling fans, high efficiency sliders, vertical fir trim and doors, electrical & pump to septic, propane tank, & 1 acre of invisible fence for dogs! There is also an 8 foot deep spring fed pond, organic garden & 25 fruit trees. Come See!
MLS# 21051160



Stephanie Findley
REALTOR®
Berkshire Hathaway
503-435-7049
sfindley@bhhsnw.com

\$810,000
Yamhill



Winning Offer vs Multiple Offers!
In this highly competitive market, we wrote the winning offer for our client who was seeking small acreage in Yamhill County. There are stunning views from this single level home on 4 acres. Beautifully maintained, private drive, 3 car garage, and outdoor patio space to enjoy the scenery. Main bedroom suite with walk-in closet and bathroom with shower and soaking tub. 4th bedroom can be used as office. Oak floors, carpet in bedrooms, high ceilings.
MLS# 21154724



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\$450,000
Newberg



Winning Offer vs Multiple Offers!
Our investor client was seeking a smart rental property. This move-in ready home in a terrific Newberg neighborhood was the perfect fit. 4 bed/2.5 bathrooms, spacious kitchen. Entertain and relax in the fully fenced backyard with patio. Enjoy a spacious kitchen with plenty of cabinets + granite and eat bar. Plush carpet, laundry room on 2nd floor, covered front porch, and fenced backyard.
MLS# 21321848



Lacey Summers
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\$479,900
McMinnville



Homes Like This Don't Come Along Often!
Spacious rambling ranch with great floor plan on quiet dead end street! Separate living and family rooms. Cozy wood stove for the chilly fall evenings and plenty of street parking too. Lots of natural light makes it light & bright!
MLS# 21067298



Robin Martsof-Hubbard,
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Robin@robinsperformancegroup.com

\$500,000
McMinnville



Just sold in NW Mac
We submitted the winning offer on this 4 bed/3bath home in a friendly McMinnville neighborhood. All new carpets, refinished hardwood floors, fresh paint throughout and an amazing layout. Complete with a formal living/dining area, 2 family rooms plus an office on the main. Upstairs owners suite has vaulted ceilings, ceiling fan and a spacious en-suite bath with walk-in closet. Porch swing, gazebo and hot tub!
MLS# 21058346



Lacey Summers
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Bella Casa Real Estate Group
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\$520,000
Lafayette



Multiple Offers Received in 3 Days
Beautiful one level home with a hard to find 3-car garage! The inviting interior includes 9 ft ceilings, lovely archways, Alder hardwood floors, wide moldings, large windows and gas fireplace. Granite, gas range, eating bar, SS appliances, and pantry in the kitchen. Fabulous owner's suite with double vanity, shower + jetted soak tub, tile, & walk-in closet. Every room is spacious and has been well cared for! Morgan's Vineyard HOA offers outdoor pool, clubhouse, & fitness center amenities.
MLS# 21452040



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\$949,900
Sherwood



Peaceful Country Living
Wonderful private setting with 5.4 acres & a year round creek. Fruit trees, garden, chicken coop, dog run, outbuildings = workshop, 2 barns & bunkhouse. The home has over 2300 sq ft w/hardwood floors, kitchen with granite counters, Lacanche propane range & pantry. Vaulted living room w/BI bookshelves; Master suite on main w/washer/dryer hookup. Lower level family rm, potential for kitchenette, 2 bedrms, full bath & washer/dryer hookup. Come check it out.
MLS# 21276817



Laura Oviatt, LLC
Principal Broker
BHHS Northwest Real Estate
503-550-6034
laura@lauraoviatt.com

\$1,200,000
Amity



Custom Home on Eola Hills!
Spacious Custom Built Home on Eola Hills! Main level living with Valley & Coast Range views. Over 5800 sq ft w/beautiful gourmet kitchen w/expansive cooktop island. Great room with high ceilings & grand rock fireplace. 3 suites-one on each floor. Cozy family room with fireplace & unique features including secret room & indoor target range. Basement level shop w/approx. 1330 sq ft, 220 volt & exterior access doors. Studio over garage. Parking for 6 vehicles. Vineyards surround this welcoming one of a kind home!
MLS# 21677319



Laura Oviatt, LLC
Principal Broker
BHHS Northwest Real Estate
503-550-6034
laura@lauraoviatt.com

\$1,295,000
Sandy



Cedar Log Home on 10 Acres
Rare opportunity to purchase 1-owner cedar log home paradise on 10 acres of inholding property! Surrounded by 4798 acres of BLM managed Sandy River Wild Refuge Conservancy forest that can never be developed or logged. Secluded property includes workshop & barn. Walk to premier salmon & steelhead fishing! Live off grid including well & solar panels! Potential for retreat center, horse property or farm. Don't miss an incredible opportunity to own this sanctuary within 1 hour to PDX & skiing. As-Is
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Stephanie Findley
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GREEN IDEAS

Fall is an ideal time to thoroughly clean your home. Whether you have a move coming up or simply want to declutter your living space, here's how to dispose of belongings without harming the environment.

Sell them. Various online platforms allow you to showcase your unwanted items so you can find them a new home. Alternatively, businesses like thrift shops and used bookstores may be willing to buy and resell your belongings.

Donate them. Ask family members, friends and colleagues if they're interested in the items you want to get rid of. You can also look for charities and other organizations in your area that collect used goods for redistribution.

Trade them. Organize a swap party with your friends and relatives to exchange toys, clothes, tools and other items. Alternatively, use social media to find groups in your community that host these types of events.

Fall Cleaning: How to get rid of items in an eco-conscious way

Recycle them. Depending on the materials they're made of, you can put unwanted items in your municipal recycling bin, drop them off at a local recycling facility or find a recycling program for specialized goods in your area.

With so many options available, it's easy to declutter your home without sending items to a landfill.



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