



From the Broker's Desk Nancy C. Rowe

In the excitement of finding that new home don't overlook the need for a thorough home inspection. Buyers may be so impressed with the visual components of the house that they decline to make this investment. Even a seasoned homeowner doesn't usually have the trained eye of an experienced and licensed home inspector.

When a needed repair is discovered in the home inspection, buyer and seller can negotiate new terms to address the deficiency. If not discovered, it could prove to be a costly repair for the buyer in the future. Buyers of a new house often forgo the home inspection because they have a new builder warranty but prior to purchase is the time to have a builder address any code violations or potential problem areas. The first home inspectors were local contractors and architects. Then came the pest inspection companies and anyone who wanted to call themselves a home inspector. To offer protection to the consumer, Tennessee enacted The Home Inspector Licensing Program on April 18, 2005 to protect the public health, safety and welfare by ensuring compliance through education, licensure and regulation. To be licensed an applicant must be at least 18, have a high school diploma or GED certificate, complete 90 hours of a commissioner approved training program, pass the National Home Inspector Examination and secure general liability and errors and omissions insurances. Many continue their training through an affiliation with the National Institute of Building Inspectors (NAHI) or American Society of Home Inspectors (ASHI). Just because home inspectors are licensed doesn't guarantee their capabilities so always interview several inspectors before making a selection. Don't be afraid to ask about their credentials, experience, fee schedule, availability and ask for references. If you want radon testing or lead base paint testing, ask inspectors if they offer these services. You can locate a listing for home inspectors in your yellow pages, on line or ask friends and family for recommendations. Check your local Better Business Bureau for any consumer complaints or the Tennessee website (www.tn.gov) for the licensing status of any home inspector that you may be considering. Realtors not only recommend the use of a home inspector but have the sources to provide you with information on home inspectors, radon testing and lead base paint questions. Call on the Agents of WILLOW Realty to assist with your next real estate transaction.

Prepare your house for an inspection © NAHI.org

What will a home inspector be looking at and how you can prepare for a home inspection? The below listing may be helpful in preparing for a home inspection. Many of these items can be done with little or no cost and many are regular maintenance items for a home.

- Remove grade or mulch from contact with siding. Six (6) or more inches of clearance is preferred.
- Clean out dirty gutters or debris from the roof.
- Divert all water away from the house; i.e. downspouts, sump pump, condensation drains, etc. Grade should slope away from the structure. Clean out basement entry drains.
- Trim trees, roots and bushes back from the foundation, roof, siding and chimney.
- Paint all weathered exterior wood and caulk around the trim, chimney, windows and doors.
- Seal asphalt driveways, if cracking.
- Seal or point up masonry chimney caps. Install metal fluecap.
- Clean or replace HVAC filter. Clean dirty air returns and plenum.
- Point up any failing mortar joints in brick or block.
- Test all smoke detectors to ensure they are in safe working condition.
- Update attic ventilation if none is present.
- Have the chimney, fireplace or woodstove cleaned and provide the buyer with a copy of the cleaning record.
- Seal masonry walls in the basement.
- Don't do quick cheap repairs. You may raise questions that will unfairly cause great concern to buyers and inspectors.
- Ensure that all doors and windows are in proper operating condition, including repairing or replacing any cracked window panes.
- Ensure that all plumbing fixtures (toilet, tub, shower, and sinks) are in proper working conditions. Check for and fix any leaks. Caulk around fixtures if necessary.



- Install GFCI receptacles near all water sources. Test all present GFCI receptacles for proper operation.
- Check sump pump for proper operation.
- Replace any burned out light bulbs.
- Remove rotting wood and/or firewood from contact with the house.
- Ensure that proper grading is followed under a deck.
- Install proper vapor barrier in crawlspaces.
- Caulk all exterior wall penetrations.
- Check to ensure that the crawlspace is dry and install a proper vapor barrier if necessary.
- Remove any visible moisture from a crawlspace. Moisture levels in wood should be



- below 18% to deter rot and mildew.
- Check that bath vents are properly vented and in working condition.
- Remove paints, solvents, gas, etc., from crawlspace, basement, attic, porch, etc.
- If windows are at or below grade, install window wells and covers.
- Have clear access to attic, crawlspace, heating system, garage and other areas that will need to be inspected.
- If the house is vacant, make sure that all utilities are turned on, including water, electric, water heater, furnace, air condition and breaks in the main panel.



Happy Mother's Day- Sunday, May 11th

Let us be grateful to people who make us happy, they are the charming gardeners who make our souls blossom. ~Marcel Proust



Crab Rangoonies

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| 4 oz flaked imitation crabmeat (or high-quality crabmeat) | 1 tsp reduced-sodium or lite soy sauce |
| 2 scallions, finely chopped | 1/2 tsp chopped garlic |
| 1/4 c fat-free cream cheese, room temperature | 16 small square wonton wrappers |
| 2 wedges light spreadable Swiss cheese, room temperature | Sweet and sour sauce, optional |
| | Chinese-style hot mustard, optional |



Preheat oven to 375 degrees F. To make your filling, combine all of the ingredients except the wonton wrappers and optional ingredients in a bowl, breaking up the cheese wedges as you add them. Mix until uniform. Set aside. Spray a baking sheet with nonstick spray and set that aside as well. Lay one wonton wrapper flat on a clean, dry surface. Spoon a heaping 1/2 tablespoon of filling into the center. Moisten all four edges by dabbing your fingers in water and going over the edges smoothly. Fold the bottom left corner to meet the top right corner, forming a triangle and enclosing the filling. Press firmly on the edges to seal. Repeat with all of the remaining wrappers and filling, gently placing each rangoon flat on the baking sheet. Spray the tops of the wontons with nonstick spray. Bake in the oven for about 12 minutes, carefully flipping halfway through, until golden brown. Allow to cool slightly. If you like, dip your rangoonies in some sweet and sour sauce or hot mustard!