

# November Newsletter 2016

## Quote of the Month:

*"Have I not destroyed my enemy when I have made him into my friend?" - Abraham Lincoln*

## I. How Critical is the Exterior of Your House?

A. **Curb Appeal** - you have heard this a thousand times. If the house does not look good from the street, either potential buyers will pass it up or enter the home with a negative attitude before they even view the interior of the house. I will say it again, this is very critical to the price that your house will sell at. Pull out any weeds, trim down bushes, paint needed areas and remove any toys, tools or debris from the yard if you want to get top dollar for your house.

B. **Exterior Surfaces** - wood can look nice and be cost effective but can also be a maintenance nightmare! Numerous types and styles of siding can look great and require much less upkeep but may also be more expensive depending on the kind of siding you choose. Masonry and stone are usually the most attractive and durable but are definitely more costly. What about Faux or manufactured stone you might ask? It is less expensive and looks great if properly installed and can be long lasting like a complete stone or brick surface.



C. **BEWARE!! Installation** - poor installation of Faux stone can lead to serious water problems for your house. Inspectors have said that up to 90% of homes with Faux stone have been improperly installed, allowing water to have access to surfaces behind the stone. This leads to rotting walls and mold issues, which is not only a bad problem to have, but it may not be evident for years to come following installation. Water can penetrate small openings around windows and doors. Unlike solid stone, the Faux stone has porous characteristics that can lead to water problems. Proper sealants must be used on all surfaces that meet up with other exterior surfaces. Also, the stone should not be less than 6" from the ground to prevent water from seeping in behind it.

If you suspect a water problem, one of the best ways to detect it is with a infrared camera. The pictures will clearly show any moisture or water behind the exterior surface. A moisture meter would also be a great tool to have.

## D. Solving the Problem:

1. Keep foliage away from any siding. Plants trap moisture and allow insects and water to infiltrate behind the siding.
  2. Make sure all windows and doors are properly caulked to prevent water penetration.
  3. Check for clogged gutters. Water flowing over your gutters can seep into the siding and cause serious problems. Hire an inspector with knowledge of the building trades to give you an honest report on the condition of your siding.
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## II. Flooring: What is the Cost?

There are numerous types and styles of flooring. Do you know the cost of the different types to help you make a decision? A recent survey of homeowners revealed the following cost that was spent on these various surfaces:

- |                              |          |
|------------------------------|----------|
| 1. Vinyl or Linoleum         | \$ 357   |
| 2. Carpeting                 | \$ 1,498 |
| 3. Ceramic or Porcelain Tile | \$ 1,588 |
| 4. Natural Stone Tile        | \$ 1,830 |
| 5. Laminate Flooring         | \$ 2,816 |
| 6. Wood Flooring             | \$ 4,240 |



Numerous tiles and stones vary a lot in cost. The following list of price per square foot will help you decide:

- |               |         |
|---------------|---------|
| 1. Ceramic    | \$ 1.30 |
| 2. Slate      | \$ 3.00 |
| 3. Porcelain  | \$ 3.75 |
| 4. Travertine | \$ 4.00 |
| 5. Limestone  | \$ 5.00 |
| 6. Granite    | \$ 6.00 |
| 7. Quartz     | \$ 6.50 |
| 8. Marble     | \$ 7.50 |



**Carpeting:** carpet is made up of fibers woven into different piles; short, long or a mixture of the two. Fiber types include the following kinds which are sold by the yard:

- |              |                  |
|--------------|------------------|
| 1. Olefin    | \$ 9.00 sq. yd.  |
| 2. Acrylic   | \$ 10.00 sq. yd. |
| 3. Polyester | \$ 11.00 sq. yd. |
| 4. Nylon     | \$ 27.00 sq. yd. |
| 5. Wool      | \$ 50.00 sq. yd. |



The average cost for most homeowners that buy carpeting is \$2.00 per sq. ft. add \$1.50 per sq. ft. for installation of carpet. Obviously, more expensive, quality carpeting will run from \$5.00 - \$15.00 per sq. ft.

I hope these numbers will help you when you talk to your flooring company. They can also help you understand the entire process of purchasing and installation. Always get 3 bids on anything you have installed but don't always choose which to buy based on price alone. Quality of work is very important and always ask for references.

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*Happy  
Thanksgiving*



Until Next Month,

*Williams Team*

*Larry, Celeste & Jordan*





1023 GREENTREE, BLOOMFIELD TWP. 48304

\$ 4000/MO. LEASE OR PURCHASE LEASE: \$649,900



**PURCHASE LEASE: Rent to Own, Seller helps you buy house not rent. \$4000 monthly lease. 25% of lease payments returned at closing. \$12,000 non-refundable deposit. No security deposit. Purchase price \$649,900. Main requirement is a good job/income. Bankruptcy, foreclosure acceptable in most cases.** Exceptional 4 BR Unique Brick & Glass Contemporary Home. Custom, light filled home & sunrm that is an architectural gem w/ flexible open flr plan. Completely renovated since 2012, has new roof, remodeled bthrms w/ designer vanities, new kitchen, premium cabinets, breakfast nook & over-sized dining area. Rare wood plank tile flrs on main lvl, newly refinished wood flrs on upper lvl. All 4 Season windows new in 2013, entire house repainted in neutral colors. Huge Mstr wing w/ WIC & Dressing Rm & Mstr Bth. 2nd Lg Bdrm w/ unique area that can be WIC, sitting rm or art studio. 2 Lg Entry Lvl Bdrms plus your own office area, great rm & family rm. Home includes 2 gas fireplaces & Lg 2 Car Garage.

**For Further Information Call:**

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11604 MEADOW LANE, WARREN, MI 48093

\$149,900



## Purchase Lease Available!

FANTASTIC SPACIOUS BRICK CONDO, DREAM GRANITE KITCHEN W/ MAPLE CABS & NEWER SS APPS & DRY BAR. LRG LIV RM & DIN RM, BIG FIRST FLR LAUNDRY. NEW HEAT & AIR 08, CARPET & TILE ALSO. BIG FINISHED BSMT W/ GAS FP. 2 CAR GAR. BIG MASTER BR PLUS 2 OTHER BDRMS. FRESHLY PAINTED. GREAT YARD W/ COMMON AREA PLUS PRIVATE PATIO. PURCHASE LEASE ALSO AVAIL @ \$1,600/MO W/ 25% REBATE & \$ 6,000 DEPOSIT. HOA DUES INCLUDED.

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