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# News on the House



## SUMMERTIME!

The weather seems to have changed course for the year, and the season brings changing conditions for your home and under which your home appliances will work.

I hope you enjoy this month's newsletter that is full of tips and ideas for you as a homeowner. My time as a real estate professional has left me with keen insights into my clients' needs and challenges, and I want to let you know that my experience is at your disposal. Please feel welcome to talk to me about any of your real estate needs.

To ensure that you live without worries about your home or appliances, I would like to leave you with a warm note to talk to me about your home buyer protection plans.



## ROUTINE MAINTENANCE AT HOME

As you build up equity on your home, it is important to take some simple steps to create a routine maintenance plan for your asset. Whether it is a new home for you, or a long-term asset that you own, routine maintenance is a great way to keep your home safe. What should you do?

- For instance, many types of heating and air conditioning systems contain filters to remove dirt and dust from the air. A home owner should change these filters when necessary.

- Cleanliness is a factor that will make your home last longer and work better. Dust and dirt, if allowed to accumulate, can harm the

finishes on blinds, cabinets, countertops, floors, sinks, tubs, toilets, walls, tiles and other items. If dirt does accumulate, make sure to clean it with a substance that does not scratch or damage the finishes.

- On the outside of your home, make sure that gutters and downspouts do not get clogged

with leaves or other objects.

A periodic cleaning will improve the appearance and, in many instances, prolong the life of siding and other exterior products.

- When you bought your home, you probably received a warranty from the builder on workmanship and materials.

This warranty applies to

problems related to the construction of the home, but it does not apply to problems that arise because of failure to perform routine maintenance. Make sure you read it fully.



## DID YOU KNOW...

Having **the right home protection plan** helps ensure that **your home & your budget is protected.**

Call your Real Estate Professional today to find out how you can **save time and money** on home repairs.

## ORANGE ROASTED CHICKEN

### INGREDIENTS:

1 roasting chicken, about 5 pounds  
1/4 cup melted butter  
salt and pepper  
1/2 teaspoon dried crumbled rosemary  
2 oranges, cut in half  
1/4 cup cornstarch  
2 cups orange juice  
1 cup chicken broth  
1 tablespoon brown sugar

### PREPARATION:

Brush chicken with butter; season with salt, pepper, and the rosemary. Put orange halves in the chicken cavity. Roast in a preheated 325° oven for about 2 1/2 hours, or use time guide on chicken packaging. A thermometer inserted into the thickest part of the thigh should produce



a temperature of 175°F to 180°F. Remove chicken from the pan. Sprinkle cornstarch into the pan drippings. Cook, stirring, over medium heat until smooth. Remove from heat and gradually stir in remaining ingredients until smooth. Bring to a boil over medium heat, stirring constantly, and boil for 2 minutes. Serves 6.

## AROUND THE HOUSE



When carpets are new, right after they are professionally cleaned, mix one part liquid fabric softener (the kind you use in laundry) with two parts warm water in a spray bottle. Lightly spray this mixture on your carpets. The fabric softener has antistatic properties,

which will make carpets easier to vacuum thoroughly, especially for things like lint and pet hair. Add a fabric-softener sheet in the vacuum bag; it'll freshen the air as you clean. Use the same fabric-softener spray in your car. It not only freshens, it prevents static electricity, which can give you a shock and can be dangerous when refueling, as well.



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## HEALTHY TIPS

Make it a daily challenge to find ways to move your body. Climb stairs if given a choice between that and escalators or elevators. Walk your dog; chase your kids; toss balls with friends; mow the lawn. Anything that moves your limbs is not only a fitness tool, it's a stress buster.

## FAUCET WASHERS



- Start repairing a cartridge faucet by disassembling it. Write down the order in which the parts come off and/or lay them out in order.

- Remove the retaining clip, then remove the cartridge. Insert the new cartridge, making sure it is facing in the same direction as before. Replace the retaining clip.
- Wrap a paper towel around chrome parts when using pliers to protect finish.
- Begin repairs on a rising-stem faucet by removing the assembly with an adjustable wrench. Check the washer, and the seat that the washer rests on for chips or cuts. If it's damaged, the entire faucet will probably need to be replaced.
- Make sure replacement washers are identical to the ones being replaced.