

JUNE 2024

# HomeBook

 ColumbianHomes.com

 HOME IMPROVEMENT, HOME DÉCOR & REAL ESTATE NEWS

COOL & REFINED  
WITH COLUMBIA  
RIVER VIEWS



Cover Property presented by Erica Rodman  
360-281-0768 | Woodland Real Estate  
PAGE 5



# Service Deserves Rewards

## No Red Tape. No Hidden Fees. No Catch. Real Savings



Vancouver April 2024

### Our Story

Since 2009, Homes for Heroes, Inc., has helped over 67,000 heroes save over \$131 million on their real estate transactions, sold over \$18 billion in real estate to heroes, actively partnered with 3,800 like-minded real estate and mortgage professionals who've joined in the mission, and donated over \$1.5 million to heroes in need through the Homes for Heroes Foundation.

Homes for Heroes, Inc. is the largest nationwide network of affiliate real estate, mortgage, and local business specialists; committed to providing easy ways for heroes to save on a home. Shortly after 9/11, Homes for Heroes, Inc. was established to give back to firefighters, EMS, law enforcement, military (active, reserves & veterans), healthcare professionals and teachers for all they do.

#### Who Qualifies

Qualifying heroes include, but are not limited to current and former firefighters, paramedics, EMTs, law enforcement and all other first responders. All ranks of active military, reserves and veterans of the U.S. Army, Navy, Air Force, Marine Corps and Coast Guard. All nurses, doctors and other healthcare professionals. Also, Pre-K, elementary, secondary and post-secondary educators, teachers, professors and education administrative staff. Please contact us if you would like to know if you qualify.

#### Is Homes For Heroes For Profit

Homes for Heroes, Inc., is a for-profit cause-related company that fuels a "Circle of Giving" by providing real estate services and Hero Rewards savings to our nation's heroes. This enables Homes for Heroes, Inc., to donate a portion of its earnings to the Homes for Heroes Foundation, a charitable nonprofit that helps heroes in need as it pertains to housing or emergency financial assistance.

#### If I buy a house and/or sell a house, how does the savings work?

When you work with our real estate specialist to buy and/or sell a house, you can save 0.7% of the home purchase price, or \$700 on every \$100,000 of the purchase price. After closing on a house, Homes for Heroes will send you a check so you may purchase what you need for your new location!

#### How Does The Homes For Heroes Foundation Work

The Homes for Heroes Foundation is a nonprofit private charitable foundation that awards hero grants to local nonprofit charities who serve our heroes in need as it pertains to housing or emergency financial assistance. When heroes buy or sell a home using Homes for Heroes, Inc., they are helping heroes in need because Homes for Heroes, Inc., donates a portion of its earnings to the foundation.

#### Who Qualifies for Hero Rewards Savings?

##### EMS/Firefighters

Volunteer Firefighters  
Federal Wildland  
EMT  
EMS  
Paramedic  
Staff

##### Medical Profession

RN  
LPN  
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Physician  
Techs  
Staff

##### Education

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Vocational  
Post Secondary  
Staff  
Administrators

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State  
Federal  
911 Dispatch  
Corrections  
Probation  
Staff

##### Military

Army  
Air Force  
Navy  
Marines  
Coast Guard  
National Guard  
Veteran



#### What is the "Circle of Giving?"

By connecting heroes with our local real estate and mortgage specialists to buy, sell, or refinance a home; we're able to provide those heroes with more savings than any other national program. In turn, when heroes buy or sell a home using Homes for Heroes, they are helping heroes in need because Homes for Heroes, Inc., donates a portion of its earnings to the Homes for Heroes Foundation. This Circle of Giving strengthens American communities by putting more money into the hands of our American heroes, and benefits American community programs and businesses.

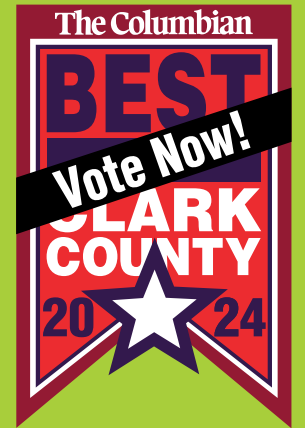


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Megan Paul  
360-448-9693  
meganpaul@epique.me

Homes for Heroes, Inc., ("Homes for Heroes") is a licensed real estate company in the state of Minnesota. \*Hero Rewards not available in all states. Hero Rewards offers are limited and/or restricted in Alaska, Kansas, and Mississippi. All potential savings amounts are estimates. Hero Rewards amount may vary based on the services used, sale price of the home (less appropriate credits), and in special circumstances, including, but not limited to, new construction, commission percentage, and for Sale By Owner sales. You must be enrolled with Homes for Heroes and be represented at closing by a Homes for Heroes Real Estate Specialist to be eligible for home price savings. You must work with a Homes for Heroes Mortgage Specialist and business affiliates to be eligible to receive additional service-related savings. Contact Homes for Heroes for further details.





*Home of Vancouver's*

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COVER HOME



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We would love to be the ones you call when you are thinking about buying, or selling, or refinancing, and we hope that you will. However, the classes are non-promotional, and informational only.

Please email [TracieDeMars@aol.com](mailto:TracieDeMars@aol.com) for the Zoom Link to access the virtual home buyer & home seller classes.

## Welcome to the inspection period! Part 1

One of the most important parts of buying & selling a home is the home inspection. If you are buying a home, it is my opinion that you should never waive the home inspection. It doesn't matter if the home is brand new or 100 years old, you should ALWAYS have a home inspection done. Even more importantly, as a home buyer, YOU SHOULD ATTEND the home inspection. Buying a home is the most expensive thing you will do (after having a kid!), so why wouldn't you be at the home inspection? As a buyer, you are paying for the inspector's time. Walk around with him/her and ask questions. The inspection report is always a bit daunting, but being at the home inspection means that as a buyer, you can voice concerns and become educated on how to maintain the home after you take possession.

After mutual acceptance of the offer (where both buyer & seller have agreed to all terms), the home goes into 'pending' status, and this is where your timelines start. From mutual acceptance you have 10 calendar days (or otherwise negotiated) to have the home inspection done, and to request any repairs from the seller.

A few things to remember about the home inspection:

The home inspector does need to be licensed in the state of Washington, but he's usually not a contractor. If you have a concern about something, we will want to request a licensed contractor to look at it. During the inspection, you are having someone take a quick look at the home to see what they can find. You use this information to decide if you will continue with the purchase of the home with the home in its current condition, or if you want to go back to the seller and re-negotiate for some repairs.

Just like a vehicle mechanic, sometimes they don't catch everything. Most inspections are a couple of hours and it's visual. The goal of inspections is to hopefully catch anything major that could affect the

health and/or safety of the home, the occupants, or anything that could require the assistance of a licensed contractor. We don't want you to purchase an unsafe home. During the home inspection, there is a good chance the home inspector will talk with you about things in the home that you should be aware of as a homeowner. You will need to keep an eye on these things for future repair. Some things might be 'need to know'...informational things, and other items might need repair now.

Again, you should attend the home inspection, and your agent should be there as well. We can't help you if we aren't there... and we are here to help you. You and your agent will talk about the home inspection, and what (if any) repair requests you would like to send to the sellers for their consideration. There are going to be things that you will need (or want) to do as a homeowner when you move in, so what we're looking for at the home inspection is anything that (again) is going to affect the health/safety of the home, or the occupants... or that is going to need to be looked at/ repaired by a licensed contractor.

As part of your home inspection, I absolutely advise doing a sewer scope. A sewer scope can save you thousands of dollars in the long run. Another inspection you should get is a radon test. Your inspector can help with the radon test, and some will do the sewer scope as well (for an additional fee). I usually advise my clients to hire a plumbing company for the sewer scopes. What if the home is located on an on-site septic system and not a public sewer? Still, do a sewer scope. The sewer scope is an inspection for the sewage lines from the home to the septic tank/ public sewer.

We will continue with inspections next month.

As always, if you have any questions, please feel free to call, email or text anytime. I am always here to help!



### June Home Buyer Classes:

VIRTUAL CLASSES THROUGH ZOOM  
email to sign up - [traciedemars@aol.com](mailto:traciedemars@aol.com)

Saturday 6/22 1pm-3pm

#### IN PERSON CLASSES

Marshall Community Center, conference room  
1009 E McLoughlin Blvd, Vancouver WA  
(kitty corner from Clark College)

Saturday 6/8 10am-1pm Marshall  
Monday 6/17 5pm-8pm Marshall

### June Home Seller Class:

VIRTUAL CLASSES THROUGH ZOOM  
email to sign up - [traciedemars@aol.com](mailto:traciedemars@aol.com)

Monday 6/3 5:30pm-7:30pm  
Saturday 6/22 10am-12pm

#### IN PERSON CLASSES

Firstenberg Community Center  
700 NE 136th Ave. Vancouver WA

Saturday 6/29 10am-1pm

\*\*If this date does not work for you, please email [traciedemars@aol.com](mailto:traciedemars@aol.com), or [sean.demars@comcast.net](mailto:sean.demars@comcast.net), to set up a day/time that does.

## Thinking of Buying or Selling a Home in 2024

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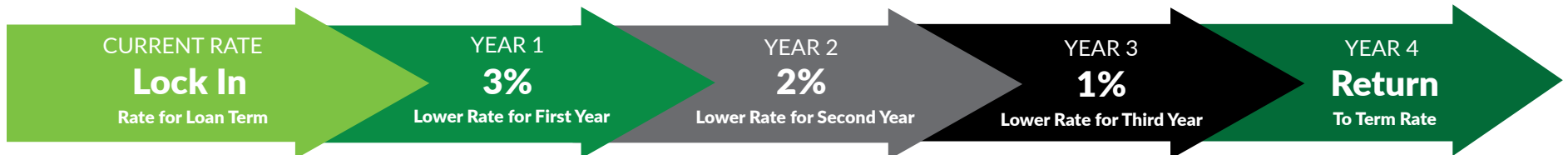
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# Rated Top 20 Small Team in WA

(RealTrends 2023)

## Active Clark County Market Snapshot

(Information gathered from the RMLS, May 16, 2024 - Residential Only)

City	Properties	Avg. Price	High Price	New Const %	3 Mo Ave Sold \$
<b>Battle Ground</b>	115	\$854,836	\$6.25M	29.6%	\$608,816
<b>Camas</b>	108	\$1,246,688	\$4.3M	31.5%	\$872,412
<b>La Center</b>	45	\$739,372	\$2.8M	73.3%	\$599,932
<b>Ridgefield</b>	196	\$929,239	\$6.5M	70.9%	\$603,873
<b>Vancouver</b>	682	\$714,936	\$6.5M	27.7%	\$531,654
<b>Washougal</b>	100	\$995,317	\$3.7M	51.0%	\$751,381
<b>All Clark Active</b>	1,323	\$845,622	\$6.5M	37.2%	-
<b>All Clark Pend.</b>	940	\$713,179	\$3.75M	43.0%	-
<b>All Clark Sold*</b>	525	\$607,574	\$2.95M	21.9%	\$588,866

\*Last 30 Days

### Current Listings For Sale



150 N 45th Circle  
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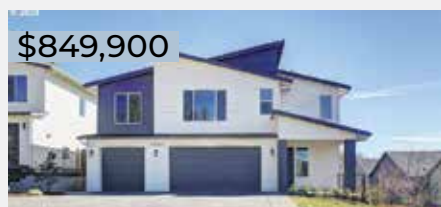


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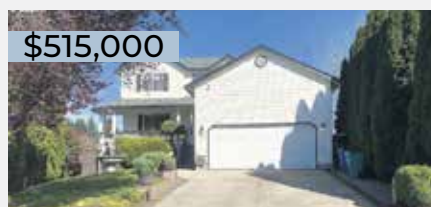


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# An Outdoor Escape

**Creating privacy outdoors can be the key to creating a relaxing atmosphere where you can really relax and get away from it all.**

If a privacy fence is not an option — for example if you'd like to preserve the view, or if privacy fences are not allowed by your homeowner's association — consider these creative ways to carve out your own outdoor space.

## CURTAINS

If you have an existing structure such as a pergola, add curtains in a weather-resistant fabric. In an area that experiences a lot of wind, be sure to buy curtains that have a grommet at the bottom corner of each panel to anchor the curtains to the ground. Some brands even include a weighted tie-down in a coordinating fabric.

## DAYBEDS

Daybeds are a trendy way to provide private space outdoors. From a small wicker daybed

with a folding canopy to a large double-size daybed with a teak canopy and weather-resistant curtains, there is a daybed to meet your needs. Expand your design theme to the daybed area with coordinating throw pillows, curtains or fabrics.

## HANGING PLANTERS

Potted plants hung at varying heights can help create a wall of privacy.

To keep costs low, opt for large foliage, such as ferns, or make a wall of color with bright blooms.

Another adaptation of this con-

cept is a vertical pallet "wall" with mounted potted trailing plants.

## PRIVACY SCREEN

For small areas that need privacy, privacy screens are available in a wide range of colors, materials and designs.

Some fold up for easy storage, and they can easily be moved around the yard to provide privacy wherever you need.

## GREENERY

Whether real or faux, greenery can help block unwanted sight lines. Grow a vine on a fence to

cover gaps, or install a wall of tall arborvitae evergreens to provide the privacy of a fence. Look for faux greenery mounted on a free-standing frame.

## SHADE SAILS

Shade sails can help block prying eyes from above. Made of weather-resistant materials with heavy duty hardware, a shade sail can cover a large space at a relatively low price tag. You will need sturdy supports from which to hang the shade sails.

# Settle Into these Sofa Trends

Just like natural tones are hitting walls, natural shapes are coming to a seating area near you.



Jane Lockhart, founder of Jane Lockhart Design, told Living Etc. that puffy, feather-filled couches with curved, lush forms are hitting showroom floors.

Look for versatile pieces such as daybeds and chaises that bring a casual vibe to a formal space. Choose a design that's sophisticated and adds warmth and charm. Asymmetry will help give the piece some whimsy and is a nod to natural shapes.

For the awkward or small space, consider a sectional or L-shaped sofa that gives plenty of lounging room and can be bookended with tables for storage. "The textural scale alone begs for relaxation and invites intimate conversation," says Regan Baker of Regan Baker Design. "With a few cozy blankets

and pillows galore, it's a perfect timeless backdrop for personalization."

Fluted or tufted sofas can add soft structure to a space. The soft forms are simple yet tidy and can keep the furniture looking great even in busy homes with kids, pets and other furniture-destroying creatures. A Chesterfield sofa, with its high arms and tufted upholstery, is a timeless piece that works well with this trend.

Curved sofas are once again having a moment. The right piece can fill up a corner or awkward space and make more room for entertaining or other pieces. Many modern curvaceous couches have a distinctly mid-century feel that has appeal for

homeowners who lean into that aesthetic.

Shelf-end sofas are great solutions for a small space that give the space a sleek, modern look. It eliminates the need for another piece of furniture, making it an appealing choice for the apartment dweller. Look for these sleek pieces with natural finishes and contrasting warm, textured fabrics.

Cover these sofas in punchy, statement-making color. Deep blue is a popular choice, as is charcoal gray and moss green. Interior designer Jonathan Adler told Living Etc. that he's most excited about pairing the natural feel of rattan with couture details such as high gloss lacquer and flashes of color. "It's laissez-faire fabulousness, with a hint of pop!" -Green Shoot Media

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