

# GETTING READY FOR INSPECTION

You can make your home attractive to buyers and increase your likelihood of obtaining a positive inspection report by performing routine maintenance before putting your home for sale.

A home inspection does not pass or fail a house, but simply describes those items in need of minor or major repair or replacement.

You can help by having keys available to any locked doors, removing obstacles around water heaters and other appliances, removing items from closets that provide access to attics. Please be ready to indicate the locations of hidden components such as water meter, electrical panel sump pump and main sewer cleanout.

You can eliminate seasonal limitations on the inspection by clearing pathways of snow or debris. Ensure that the appliances not tested because of conditions like temperature (such as air conditioners in winter) are operational. Move boxes and storage items away from interior walls and make certain the entire perimeter of the house can be observed.

## EXTERIOR COMPONENTS

- Repair minor defects in the exterior wall coverings.
- Repair damaged masonry on walkways and steps.
- Repair missing or loose railings on decks and steps.
- Re-caulk around exterior windows and doors.
- Replace missing or damaged shingles.
- Re-caulk around flashing.
- Clean debris from gutters.
- Ensure downspouts are intact and water drains away from the house.
- Trim trees and shrubs away from roof.

## INTERIOR COMPONENTS

- Loosen any windows that are painted shut.
- Replace missing or faulty hardware on doors and windows.
- Repair any broken or cracked windows.
- Replace damaged baseboard or molding.
- Re-caulk around bathtub and kitchen/bathroom sinks.
- Re-grout tub and shower enclosures and kitchen backsplash.
- Repair leaky faucets and fixtures.
- Unclog slow drains using commercial cleaner.
- Replace oversized fuses with proper fuses.
- Repair faulty receptacles and switches.
- Ensure exhaust fans are in working order.
- Have the furnace and other major appliances serviced.
- Have the fireplace chimney swept.
- Ensure central vacuum, garbage disposal, water softener and other ancillary components not part of standard inspection are in working order.
- Replace dead batteries in smoke detectors and CO detectors.
- Have service contracts, manuals and warranties available.

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# Knox Church to aid artists/musicians with fundraising concert on Jan. 12

Knox Presbyterian Church, 44 Main St. N., Acton will be holding its second annual Local Talent Benefit Concert on Saturday, January 12, at 7 p.m.

The public's support (by free will offering) on this special evening will help the church's "Artist Assistance Fund". Tax receipts will be issued for donations of \$20 or more. This assistance is available to those in this area who wish to apply for financial help to fulfill their dreams in the arts. An application form is available from the church.

The evening's line-up includes young people and adults with diverse artistic talents and skills. The opening special entertainment this year is the Georgetown Celtic Fiddle Ensemble, directed by James Franczek from Acton.

Other great performers include gold-winning Special Olympics gymnast Emily Boycott; vocalist Kevin Hazzard, accompanied by his son, Jake; theatre drama

by Aidan Hammond; Irish dancers Rylea and Olivia Wilson; Cheryl DaPont's fitness dance group from Staying Alive Fitness; Knox Church choir, directed by Sharon Dutton; students from Total Dance Innovations and vocalist Marie Zions Fryer, accompanied by singer/guitarist, Earl Burt.

During the intermission, the audience can view the various artistic works on display by Maria Sallay, Lois Bugala, Carla Snells, William Mainprize, Ken Petty and Janet Holdridge.

It is hoped that someone with exceptional talent and skill may one day "Become a Star" like last year's featured entertainer Darrelle London, formerly of Acton, whose music is now getting radio airtime. She recently opened a show in Ottawa for Steven Page and on Jan. 25, at 8 p.m. she will be headlining a concert at the River Run Centre in Guelph.

For more information on the Knox concert, please call 519-853-1639.

## Portion of cookbook sales to go to Bread Basket

Throughout January, Georgetown chef, Jenny Allen, will be donating a portion of the sales of her cookbook to the Georgetown Bread Basket. The cookbook is *Feed them Well*, which sells for \$15+tax.

Allen owned a successful meals-to-go business for eight years and a whole foods café in downtown Georgetown. In 2009 she created Jentree Whole Foods and her arti-

san granolas, dressings and Meals-To-Go can be found in Foodstuffs in Georgetown and at Winners/HomeSense locations.

The cookbook features a collection of recipes from Allen's popular cooking classes. Cookbooks are available in Georgetown at Foodstuffs, HealthSpan Wellness and Georgetown Dance Company.

Info: [www.jentreewholefoods.com](http://www.jentreewholefoods.com).

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