

HANDY TIPS

To remove lime around the base of faucets, spray the build-up with WD-40. Wait a few minutes and use a wooden ice cream stick to remove the stains. Be sure to wipe the faucet base with a dry cloth when you're done.

Getting the Kinks out of a Flapper Chain. Some toilets have a recurring problem with the chain getting kinked up or warped around the lever arm. As a result, the toilet valve runs continually, making for a waste of water. Here is a simple but effective solution. Get a plastic drinking straw and cut it to about 2/3 to 3/4 the length of the flapper chain. Place the straw on the chain and stop the chain from kinking or wrapping.

Turnkey Marketing
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Would You Like To Know How Much Your Neighbor's House Listed or Sold For?
Maybe you're just curious. Or maybe you want to know how much equity you have in your home. Or perhaps you're thinking of selling soon and want to know how much your home has increased in value. Either way, we can help...with no "sales pitches" or runarounds. Just give us a call and we will send you the facts.

THANK YOU for reading our *Between Friends* personal newsletter. We wanted to produce a newsletter that has fun content and is valuable and beneficial to you. Your constructive feedback is always welcome.

AND... whether you're thinking of buying, selling, or investing in real estate, or just want to call and say "Hi," We'd love to hear from you...

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When you hire The Don Moore Team, you get two dedicated Agents instead of one.

Mold & Your Families

- Increase ventilation or air movement by opening doors and/or windows, when practical.
 - Use fans as needed.
 - Cover cold surfaces, such as cold water pipes, with insulation.
 - Increase air temperature.
- Do you think you have a Mold allergy? Check out the Mayo Clinic: <http://tinyurl.com/2r42p> ❖

What is a GFCI?

A Ground Fault Circuit Interrupter (GFCI) is a device to protect against electric shock should someone come in contact with a live (Hot) wire and a path to ground which would result in a current through his/her body. The GFCI operates by sensing the difference between the currents in the Hot and Neutral conductors. Under normal conditions, these should be equal. However, if someone touches the Hot and a Ground such as a plumbing fixture or they are standing in water, these currents will not be equal as the path is to Ground - a ground fault - and not to the Neutral. This might occur if a short circuit developed inside an ungrounded appliance or if someone was working on a live circuit and accidentally touched a live wire.

The GFCI will trip in a fraction of a second at currents (a few mA) well below those that are considered dangerous. Note that a GFCI is NOT a substitute for a fuse or circuit breaker as these devices are still required to protect equipment and property from overloads or short circuits that can result in fire or other damage. GFCIs are usually found in kitchens and bathrooms.

Are you paying too much in taxes on your rental income?
No landlord would pay more than necessary for utilities or other operating expenses for a rental property. But, every year, millions of landlords pay more taxes on their rental income than they have to. Why?

Five Months on the Market and Nothing But Excuses. If this has happened to you and you are still interested in selling your home, CALL THE *Don Moore Team* and we will send you our FREE report on *"How To Avoid The 10 Most Common Mistakes Made By Home Sellers"*.

Landlords of small residential rental property. ❖ Homes@DDMoore.com
estate provides more tax benefits than almost any other investment. Often, these benefits make the difference between losing money and earning a profit on a rental property. But tax deductions are worthless if you don't take advantage of them.

Thinking of Selling Your Home Soon? Email Today for our FREE consumer guide, "44 Money-making Tips For Preparing Your Home To Sell." Homes@DDMoore.com

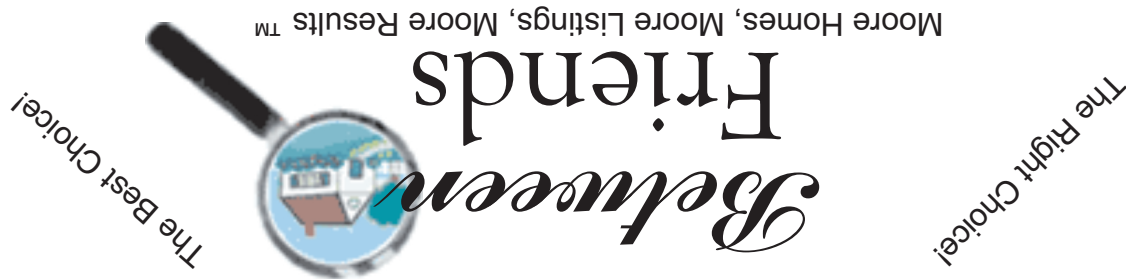
University of Cincinnati study found that infants who were exposed to airborne mold spores were more likely to develop allergies to mold, pollen, dust mites, pet dander, and certain foods as they grew older. Tina Reponen, author of the study, says, "It turns out that the health effects of airborne fungal spores are more complicated than we thought." Over 80% of allergy sufferers are sensitive to mold spores, and a 1999 Mayo Clinic study discovered allergic fungal sinusitis among 93% of patients with chronic rhinosinusitis (CRS). Like other allergies, mold can cause sneezing, chronic cough, runny nose, congestion, itchy and watery eyes, skin rashes, sinus headaches, and respiratory problems. But you don't have to be an allergic individual for mold to adversely affect your health. Mold can also act as an infectious agent, like bacteria and viruses. Additionally, some species of mold produce chemical toxins called mycotoxins. Stachybotrys (pronounced "stack-ee-BOT-tis"), also known as black mold, is the most common and dangerous species of toxic mold. Symptoms of toxic mold exposure may include memory loss and other cognitive disorders, nose bleeds, dizziness, nausea, anemia, difficulty breathing, and death.

So how do you protect you and your family from the health hazards of mold?
Here's some tips from the U.S. EPA Website:
<http://tinyurl.com/y8g8tc>
Moisture control is the key to mold control, so when water leaks or spills occur indoors - ACT QUICKLY. If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow. Clean and repair roof gutters regularly. Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation. Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly. Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores. If you see condensation or moisture collecting on windows, walls or pipes ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity
Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.) Use air conditioners and/or de-humidifiers when needed.
Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation
Reduce the humidity (see above).
You can find past issues at <http://tinyurl.com/33g19>

We can evaluate your home providing tips on how to sell for TOP DOLLAR! Call The Don Moore Team TODAY! Don (281) 851-6310 ☎ Irene (832) 630-1960



Part 2: Understanding 1031s

Tax deferral through 1031 Exchanges offers a means to preserve the wealth that you have worked so hard to accumulate and to grow your assets by reinvesting the tax savings.

In a typical Forward Delayed Exchange, the most common type of exchange, the taxpayer sells business or investment property and acquires Replacement Property of equal or greater value within 180 days. The use of a Qualified Intermediary is a safe harbor requirement to facilitate a valid tax deferred exchange.

This Qualified Intermediary must possess intimate knowledge and a thorough understanding of 1031 regulations. Before you begin the exchange process, be sure to consult with your tax or financial advisor to ensure that a 1031 exchange is right for you. Then simply contact The Don Moore Team. We will lead you through the process, answering your questions and providing guidance along the way. We will recommend a skilled and qualified Intermediary to guide you so everything meets the IRS requirements. Most importantly, we will recommend and Intermediary that is bonded and insured.

Step One: Sale of the Relinquished Property
Before the sale of the first property the Exchanger must complete the documentation prepared by the Intermediary. At closing, the sales proceeds are delivered directly to the Intermediary. Almost anyone can be an Intermediary so it is very important to use a skilled, qualified Intermediary that is bonded and insured.

Step Two: Identification of the Replacement Property
The Exchanger (you, the taxpayer) must identify the property to be purchased (generally called the "Replacement Property") within 45 days following the sale of the Relinquished Property. The taxpayer may generally identify three properties as a potential Replacement Property, or more under alternate rules of identification.

Step Three: Purchase of the Replacement Property
The Exchanger must obtain the Replacement Property within 180 days following the sale of the Relinquished Property, which must be identified property, subject to the rules listed above. At closing, the proceeds are paid directly by the Intermediary and the Exchanger receives the Deed to the Replacement Property.

There are other types of exchanges, such as reverse exchanges, improvement exchanges, and personal property exchanges. **Next Month: Key Rules of a Successful Exchange**

Like more information? Send me an email: Homes@DDMoore.com

Your referrals mean the world to us. If you've worked with us in the past, you have experienced our dedication and commitment to ensuring your home sale or purchase was a smooth and positive experience. We promise to provide that same commitment to excellence for your family, friends and acquaintances. Please tell them about us! Don Moore (281) 851-6310 Irene Moore (832) 630-1960

For Sale

TREND SETTER REALTY

The Don Moore Team

281-851-6310

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Did You Know..

Daylight savings time starts March 9 this year. Adjust your clocks back one hour and replace your Smoke Alarm Batteries.

☺ **Customer Service Notice**
Helen Wait is now in charge of all rush orders. If you are in a hurry, just go to Helen Wait.

☺ I spent most of my money on whisky, women and cigarettes. The rest I just wasted.

☺ Stupidity is not a handicap! Park elsewhere!

Quotes: The problem with people who have no vices is that generally you can be pretty sure they're going to have some pretty annoying virtues. Elizabeth Taylor

☺ *Honesty. It's such a lonely word.*

☺ Billy Joel

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