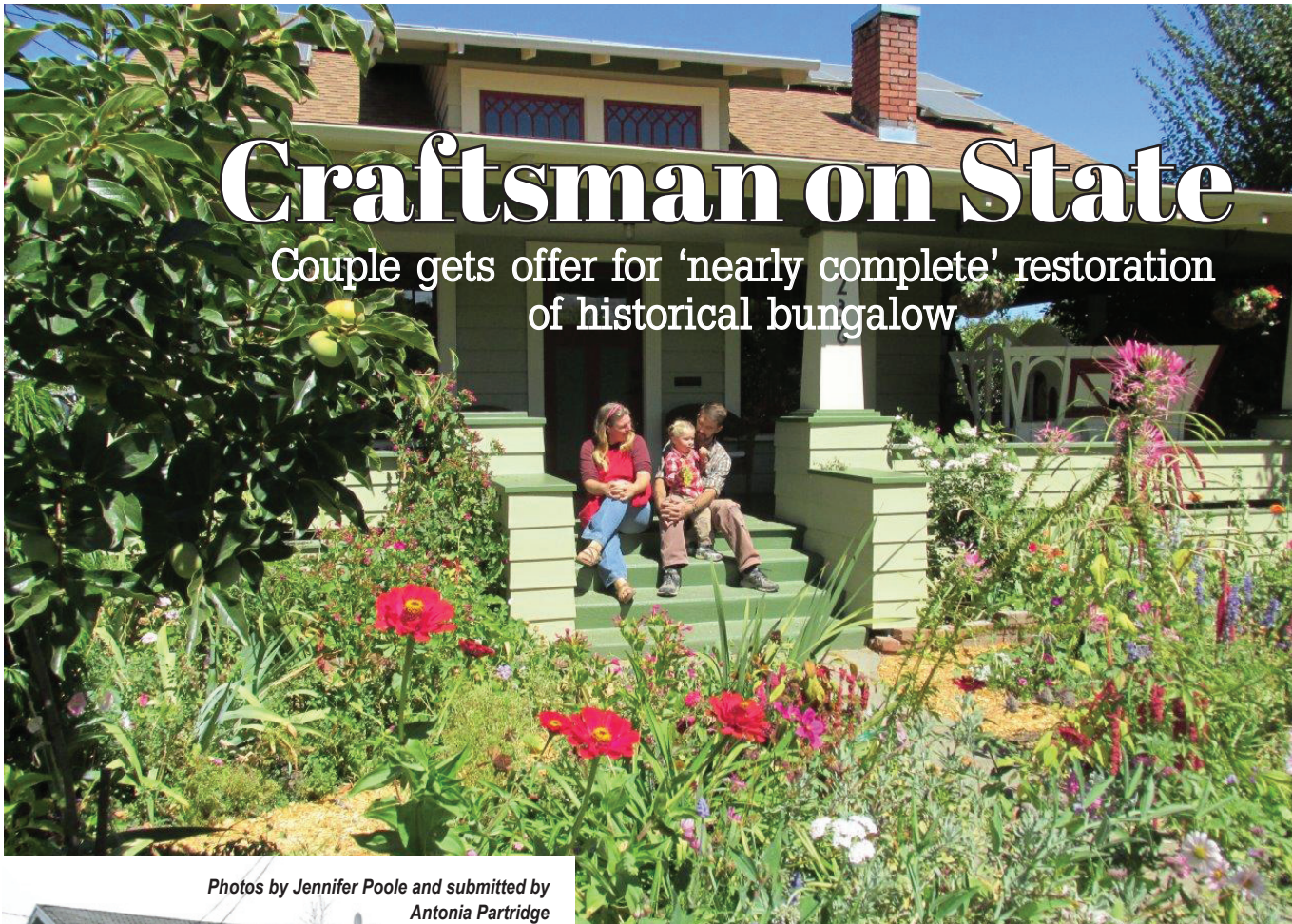


REAL ESTATE SECTION



Craftsman on State

Couple gets offer for 'nearly complete' restoration of historical bungalow



Photos by Jennifer Poole and submitted by
Antonia Partridge



At top: Antonia, Flora and Josh on the front porch of the State Street bungalow. Above: A "before" picture from 2009. Below: The restored gem at 236 State Street, as it was in June 2016.



A Willits couple's "nearly complete" restoration of a historical Craftsman bungalow on State Street off City Park is going through escrow a month after it was put on the market for \$349,000. The attention to historical detail and aesthetic during the restoration – and the creation of a beautiful permaculture landscaping – encouraged 40 potential buyers to tour the home after it was put up for sale in early August, said owner Antonia Partridge.

Jennifer Poole

Editor & Reporter
jennifer@willitsweekly.com

Antonia, her husband, Josh, and their daughter, Flora, are heading to New Zealand, as she has been offered an opportunity to study at the University of Otago in New Zealand, and to work researching New Zealand's progressive agricultural policies and how they might be applied to encourage young farmers to start farms in the United States. So they decided to try to explore their market options before the restoration was totally finished.

The family was willing to complete the finishing touches on the house for the buyer – mostly the used-to-be-an-attic second floor – or to sell it "as is" for new buyers to put their own stamp on the interior design.

"This is not a fixer," the home's "for sale" website, www.craftsmanforsale.com, emphasizes. "The sellers find the home comfortable to live in as is," but it is "an opportunity for a

Read the rest of
Craftsman

Over on Page B5

Get your office, agents, open houses and listings included in our next edition on October 13

Call for ad space:

April Tweddell

Willits Weekly

Ad Representative

707-972-2475

Call or email!

april@willitsweekly.com



Bill Barksdale

REALTOR®, GRI
CABRE#01106662

489-2232

BARK@PACIFIC.NET
OFFICE: 459-8888



MENDO REALTY, INC.



COAST HARDWARE
Willits Most General Store

Come see our large shipment of decorative kitchen accessories, headgear, purses, yard signs and so much more



101 E. Barbara Ln.
Willits, California

459-2201

Store Open Daily:
9 am to 6 pm



Willits
Property Management Inc.

Douglas Johnson
Realtor®

Agent/Owner CalBRE#01888600
707.459.5975 707.456.0950 (fax)

wpm@instawave.net

152 S. Main St. / P.O. Box 2440 Willits, CA 95490

Professional Rental
Management and Maintenance

Spring Miracles

Time to plant bulbs.
Daffodils, Tulips & Hyacinths.

Fall is for Planting

Trees and shrubs to
Beautify your Garden.

Sanhedrin Nursery

1094 Locust St., Willits • 459-9009
OPEN SUNDAY - Closed Mon. & Tues.

LNS WELDING & FABRICATION



CUSTOM METAL FABRICATION & DESIGN

ORNAMENTAL IRON • STRUCTURAL STEEL
GATES • SOLAR ENTRY SYSTEMS
PORTABLE WELDING • A.W.S. CERTIFIED

PHONE: 707-459-2320 / FAX: 707-459-1415
EMAIL: jltns@att.net

Lic#658621

PO Box 636 / 175 NORTH LENORE AVENUE
WILLITS, CA 95490

CREEKSIDE VILLAGE

ONE AND TWO BEDROOM
APARTMENTS

52 CREEKSIDE COURT
WILLITS

707-459-9735



COLUMN | Selzer on Real Estate

How's the market?

Qualifying for a Loan

Getting pre-approved increases the chances of having your offer accepted, and it puts you ahead of your competition (the other buyers looking for a

home just like the one you want). Because loans are so much more difficult to get than they used to be, a buyer who is pre-approved gives sellers piece of mind. Sellers won't have to go through the frustrating experience of starting an escrow, only to have it fall through because the buyer can't get a loan.

Dick Selzer is a real estate broker who has been in the business for more than 40 years.

A list of local real estate agents

Read the rest

Read the rest of **Agents** | Over on Page B4

Adam Lawrence
of Ponderosa & Sun Realty
707-357-2778
Lic#1824539

Pg.B2 Willits Weekly's Real Estate Section - Edition #2 - Publishes on the second Thursday of the month Willits Weekly | September 8, 2016

the second Thursday of the month **Willits Weekly** | September 8, 2016


A home inspection can help buyers avoid expensive mistakes

Nash Gonzalez
Columnist

Within the first 20 minutes of the film, the front door collapses. Tom Hanks steps through the steps of the staircase, and within minutes the ornate staircase completely collapses when he tries to rescue Shelly Long from a raccoon found living in a dumbwaiter.

When Shelly Long turns on the faucets in the tub, a revolting and disgusting slime pours out into the tub, while the sound of creaking and moving pipes can be heard in the background. After the loss of the staircase, the couple finally retires to sleep, but a thunderstorm moves in and they soon realize that they need a new roof. The next day, their kitchen is destroyed by an electrical fire, and the bathtub falls through the floor.

This film portrays one disaster after another which ultimately leads to the couple almost splitting up while they are trying to rebuild their dream home. (For a number of years I have utilized this film in my real estate classes as it works as a good case study and topic of discussion in the classroom).



It is evident that if the couple in the film had invested in a home inspection by a qualified home inspector they probably would not have purchased the home and we would not have this comedy today to look back on. In all honesty, purchasing a lemon or a money pit is not funny or comical and could financially ruin you, especially if you decide to waive your right to an inspection of the home.

What is a home inspection?

First of all what is a home inspection? A home inspection is an objective visual examination of the physical structure and systems of a home, from roof to foundation. A home inspection will include a review of the condition of the home's heating and air conditioning system, plumbing and electrical systems, the roof, attic, and visible insulation, walls, ceilings, floors, windows and doors, the foundation, basement and visible structure.

The advantage of having a home inspection is that it will point out any defects, the condition of the home, necessary repairs, and it provides a better understanding of the property to the purchaser. The home inspection does not only point out the defects, but also points out the positive features, including energy-efficiency features, the age of appliances and roof, which (if new) could provide the home purchaser peace of mind.

A potential buyer and seller are always invited to

accompany the home inspector on their inspection. This provides first-hand education to all parties about what the inspector is observing and can provide suggestions along the way for correcting issues.

What will the inspector do?

A typical home inspection will take two to three hours to perform, with the inspector typically starting in the kitchen and examining the appliances for wear and tear, defects and malfunctions, including water and gas leaks. They will examine the electrical outlets and check for proper grounding or GFI plugs and outlets near sources of water. Next the inspector will check laundry areas and look for any signs of past or current water leaks, will check the water heater for gas leaks and carbon monoxide leaks, and if it is an electrical water heater, will check to make sure it is properly wired.

The inspector will check the bathroom(s) for plumbing and electrical, check for water damage, check to make sure the drains are running freely and for dripping faucets, but most importantly will check for evidence of water damage around tubs, showers, toilets and sinks, as water damage can be very costly to repair, as it will involve removing floors or walls to get to the problem. The inspector will check for slopes in the floors, windows and doors that stick, as these could be evidence of foundation problems or significant settling of the structure.

The inspector will also make a venture under the house to check the support structure, exposed plumbing and its condition and type and for water leaks. Next the inspector will move to the attic to check for proper insulation, signs of roof leaks, proper ventilation, and signs of condensation, and to check the actual structure or frame for potential structural issues.

Next the inspector will check the condition of the roof for signs of wear and whether it needs to be replaced. The inspector will examine the perimeter of the home for proper drainage, and will check to make sure that water drains away from the house, otherwise water can infiltrate beneath the foundation and water can accumulate under the house, resulting in dampness, which could lead to dry rot and even mold in the underfloor of the home.

Read the rest of
Inspections | Over on Page B4

Willits Weekly | September 8, 2016 Willits Weekly's Real Estate Section - Edition #2 - Publishes on the second Thursday of the month Pg. B3



Redwood Mortgage

**Hard Money
Loans**

(707) 459-2330



**Investor
opportunities**

(707) 462-8622

**Independently
Owned & Operated**

CalBRE # 01219546; NML # 366784

PO Box 1089 or 218 S. Humboldt Street. Willits, CA 95490
redwoodmortgage@att.net (707) 459-1038 Fax



Circa 1901, this beautiful Queen Anne Cottage sitting on two downtown lots has been made into a spacious duplex. Each unit features 1 bedroom and 1 bathroom. Experience the joy and leisure of easily walking/biking through town. Easy access to the fantastic Willits community and Grange.

Special Owner Financing Terms
\$335,000



SHARON NOAH
 707-489-0441
 CalBRE #01346144



REALTY WORLD
 Each office is independently owned and operated.

Serving Mendocino County since 1976.
36 South Street • Willits • 707-459-6175



JAKE McFADDEN
 707-354-3874
 CalBRE #01701758

Serving areas of Mendocino, Lake and Sonoma Counties

Residential & Commercial

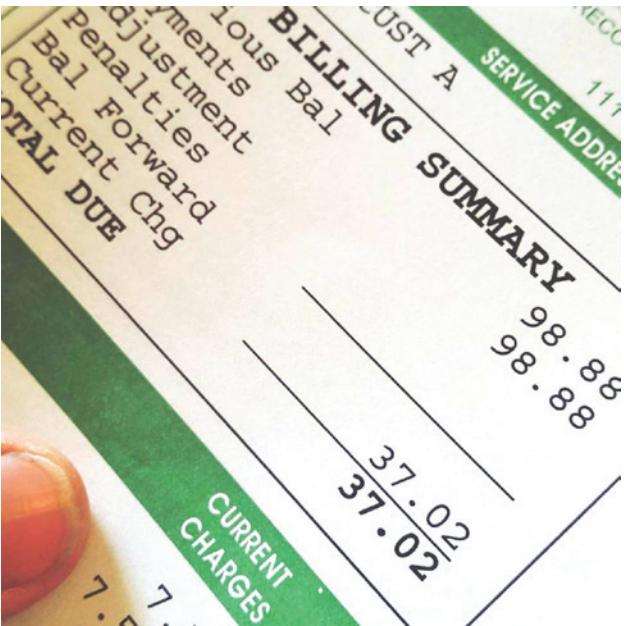
B.A.S. ROOFING, Inc

Online: www.basroofing.com

Office: (707) 462-4514 | Mobile: (707) 367-3786
 Sonoma: (707) 541-6934
 Email: basroofing@live.com

W.C. & C.I. Insured Co. 14 0-927067

Roofing applications available to fit any roofing need



Peter Smith
 Broker/Realtor
 CalBRE# 01205926
 707-570-6138
peter@sasin.com

RE/MAX Full Spectrum
 Each office independently owned and operated.

REALTY WORLD

SELZER REALTY
 36 South Street, Willits, CA 95490

(707) 459-6175 Office
 (800) 767-9546 Toll Free
 (707) 472-2504 Fax
 (707) 367-3173 Cell
 (707) 467-3614 Direct
cmartin@pacific.net
www.realtyworldselzer.com

Each office independently owned and operated.

Christopher Martin
 REALTOR
 CalBRE # 01265820

Fix that leak!

At left, from top: My bill was reduced dramatically after fixing a slow leak. A meter showing the "blue triangle" and another meter, at bottom, with a indicator that looks more like a squiggly turtle.

Were your water bills higher than you anticipated in July and August? There's an easy test you can do to make sure your household isn't wasting water to leaks and drips.

Start checking for leaks in your water system by looking at your water meter.

Drippy taps and leaky hoses aside, less obvious leaks may still be active, in underground pipes, under sinks, in unchecked garden faucets, or other places, wasting water and boosting up your bill.

Water meters are usually near the sidewalk in front of your home. They are usually submerged in the cement or buried in the edge of the yard, with a visible cement rectangle and metal lever door.

Carefully pull open the metal door, and inside you will see the meter with dials and numbers and a valve where all the water coming from the meter can be easily shut off in the case of a large leak or emergency.

Take a moment and look at the dial; there should be a gauge, where numbers flip to register cumulative usage, and, in many meters, a little blue triangle.

The little blue triangle and the gauge are the keys to seeing if there are leaks.

Make sure that all the faucets, hoses, ice makers and anything else that use water in your house are turned off, and check what the triangle is doing. Nothing? Good. That's a good sign, but you're not totally in the clear. Many small, slow leaks may not really be active enough for you to see the triangle "moving" at a quick glance or even see the numbers on the gauge flip.

Take a picture or mental note of where the triangle is pointing – or make a dot with a marker where one of the points of the triangle is pointing – then stand there and watch it for about one minute. Has it changed position? Or what if when you look initially it IS moving? Rotating quickly – or slowly – around in a circle? Uh-oh.... You have a leak.

If you're still not sure, take a picture of the gauge that registers cumulative usage. Then come back 15 minutes

later and compare the numbers in the picture to what the gauge shows now: if they've changed, and nobody has used any water intentionally, you have a leak.

How fast the triangle moves indicates how fast the water is running. To see what a wild leak would look like, have someone turn the faucet on inside and watch the triangle spin. The same would be true if you had a large leak.

So what do you do?

First, shut off the water.

The customer shut-off valve inside the water meter box will shut off all water to the house from the street. Go ahead and turn that off so water isn't being wasted while you decide what to do next.

Determining where the leak is can also be tricky if it isn't in an obvious location. Narrowing it down some is achievable by turning off the water valve right outside your home. The location of this valve is something to research now if you don't already know its location, but it can usually be found on the street side of the house. Usually water pipes don't run underneath a house, although they can. Have your landlord or another educated member of the household show everyone where the valve is and how to completely shut off the water.

Turn the main water valve at the meter back on, after turning the house valve to the off position. Go back and look at the meter. Is the triangle still moving? Then the leak is most likely between the street and the house.

Did it stop? It's probably on the other side of the house valve, then.

The next step is to find the leak. Check faucets and hoses, indoors and out, for drips – often a drippy faucet can be fixed just by replacing a rubber washer. Check for a silent leak in your toilet by putting a few drops of food coloring in the toilet tank. Wait a half-hour and see if any of the color has come through to the bowl. If so, you have a leak, which can often be fixed just by replacing the old, worn rubber flapper in the toilet tank.

Check the cabinets under sinks and behind and around all water-using appliances for signs of leaks. Inspect exposed pipes in basements or crawl spaces. Examine floors, walls and ceilings for signs of moisture or water damage. Consider calling a local plumber to help you find – and then fix – the leak if you can't find it yourself.

If your meter looks different than the one described here, and you are still unsure how to check for leaks, call the city at 459-4601 to ask for help.

– Maureen Moore



SHN
 Engineers & Geologists

www.shn-engr.com

With Offices in
 Eureka, Redding, Willits, CA
 Coos Bay & Klamath Falls, OR

Civil & Environmental Engineering
Structural Engineering
Geology & Fault Investigations
Geotechnical Engineering/Foundations
Planning & Permitting
Land Surveys & Subdivisions
Economic Development
UST Investigation Clean-up
Biological/Botanical Studies
Stormwater Design/Compliance
AASHTO Accredited Testing Lab
Construction Special Inspection

707-459-4518



Above, from left: The meter can be seen by lifting up the metal cover on the cement box. At right: Stumpy the cat knows where the water meter box is at his Willits home.

We sell the most properties in Mendocino County for a reason.
We know our stuff!

Serving Mendocino County since 1976

Each office is independently owned and operated.

REALTY WORLD
 Selzer Realty

(707) 459-6175
36 South Street, Willits

Beverly Sanders REALTY COMPANY

Honoring 25 years at the historic Carnegie Building in Downtown Ukiah, and proudly serving Mendocino County for all your Real Estate needs over 40 years!

320 S State St Ukiah • M-F 9-5 • Weekends by Appointment • 707-463-2570
www.beverlysandersrealtyco.com