



DORON WEISBARTH
Designated Broker/Owner

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HOMeward BOUND

More Than Just Real Estate News



Possible Causes and Solutions for Water Intrusion

Many years ago, I learned how important it is to take care of the home's envelope. The envelope refers to all the parts of the home that interact with the outdoor elements, such as the roof, siding, windows, and foundation. If the home's envelope is in good shape, then the rest of the home will keep in good shape. Conversely, issues with the home's envelope that are not cared for in short notice can get big and expensive very quickly.

The most common symptom, of course, is water intrusion into the house. If you're noticing small puddles or leaks around your doors or in your basement, or brown stains on your ceiling, you'll want to take immediate action to resolve this situation before it gets significantly worse.

The causes for water intrusion can vary. And because water can flow along different interior beams and posts, the problem can be visible in a totally different area than where the water is penetrating. So sometimes detecting where the problem starts can take some sleuthing.

Here are some of the most common issues.

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Mother Declared Dead Regains Custody of Her Child



Part of Akin's (formerly Childhaven) mission is to help the parents and caregivers of the children in their program. And sometimes, parents end up in situations they could never have imagined.

Leandra had a difficult pregnancy with her son Thiair, including long stretches of bedrest. When her son was born, Leandra herself was put on life support, and later declared dead to her family. Do hospitals ever get this sort of thing wrong? They sure did in Leandra's case!

While she remained in the hospital, Thiair was placed in foster care. And even though Leandra didn't die, but survived and eventually fully recovered, it took her four years to regain custody of her son.

During those four years, Thiair spent considerable time at Akin. And their staff didn't just help Thiair

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Mother Declared Dead Regains Custody of Her Child (continued from front)

develop into an emotionally healthy boy who knows how to communicate and solve problems in constructive ways. They also facilitated Leandra's efforts to develop a strong bond with her son and grow in confidence in her parenting.

Today, Leandra has her son back. Not only that, but she also learned so much from Akin that she is now a parent peer-advocate, helping other parents navigate the system to meet the needs of their families.

One child and one mother are back together and doing well. And that mother is helping others. Weisbarth & Associates has supported Akin for many years because we care so much about helping kids get the healthy start in life that they need to live productive and happy lives.



Possible Causes and Solutions for Water Intrusion (continued from front)

Improperly Built or Cracked Foundation

A proper foundation should sit above the ground immediately surrounding it, with the ground sloped away, so that water runs away from the structure.

Over time the foundation may settle, which can cause the concrete to crack. Small cracks may not be as critical, but if the crack becomes bigger or the two parts of the foundation sheer along the crack, that can create an easy pathway for water to intrude.

There are different ways to handle leaks through the foundation, depending on severity and complexity. There are several companies in our area who specialize in dealing with this problem. If you or someone you know needs help, please feel free to call me and I'll be happy to connect with the right person.

Gutter and Downspout Issues

Gutters and downspouts are designed to collect the rainwater from your roof and direct it away from your home's foundation. If the rainwater spills out of the gutters, or the downspouts aren't directed away from the home, the rainwater can collect near the foundation and eventually seep in.



That's why it's critical to keep your gutters clean and make sure the downspouts have an elbow at the bottom, or better yet, a diverter that can direct the water away from the foundation.

Poorly Installed Flashing on Roof

Flashing is a type of material, often metal, that diverts water away from potential leaky areas on a roof and along the siding and windows. If the flashing is missing or isn't installed correctly, it will divert the water in the

wrong direction. Roofs have flashing on chimneys, roof vents and pipes, around skylights, and along divots and ravines between roof sections.

If your shingles seem in good shape but you're getting leaks from your roof, the flashing very well could be the cause.

Fixing this depends on the actual problem, where it's located. You may be able to do it yourself, or it may require help from a roofing professional.

Improperly Installed Doors and Windows

Exterior door and window leaks can be a result of poor flashing around them, or above them, in the roof. It can also be caused by gaps or installation errors in the threshold, or the sill pan below the door or window, or in some cases a completely missing sill pan.

If you suspect a problem with a door or window, fixing it will require either reinstallation of the existing door or window, or getting a new door or window.

To help identify whether the problem is in the roof or the door or window, check to see where the water is getting in. The farther up the problem, the greater the chance that the problem is in the roof or the siding, not the door or window.

Age and Weather

In our area, homes take a beating from the weather, particularly the south side of the home, which gets greater exposure to both intense sunshine in the summer, and windstorms in the winter. Siding that is not properly sealed and/or painted, deck headers that are not properly attached to the house, etc., can create points for water penetration.

Start by examining your structural components near the problem area and see what you find – sometimes just putting on a fresh bead of caulking can solve the problem. Or, you may need to call a professional to assess and fix the problem.

Did the Election Affect Buyer Activity? (continued from back)

could explain this vanishing act. And it happened in many parts of the country, not just here. The only explanation we could come up with was the anxiety and insecurity that many people felt around the election.

As the saying goes, a confused mind will do nothing! Uncertainty causes us humans to stop in our tracks, while we wait for clarity.

Whether you like or dislike the outcome, the election is now over, and with it a large contributor to that uncertainty is now resolved.

By the time this newsletter hits your mailbox, I hope that normal buyer activity for this season will have resumed. If your home is on the market but isn't getting much attention, or if you've been holding back because of uncertainty around the election, the market should communicate to us very quickly how we will end this odd year.

In the meantime, if you know anyone else who is thinking about buying or selling, we greatly appreciate your referrals. You can refer them to us through our website, with this newsletter, via email or best – with a simple phone call.

The 2024 Weisbarth Team

We're looking for a few good people to join our team. Know any top candidates? Call Doron at 206-779-9808.



Doron Weisbarth



Michelle Shafagh



Blake Cisneros



Debbie Sipes



Chris Masseth



Mary Cha



Dominic Wood



Ashley Heim



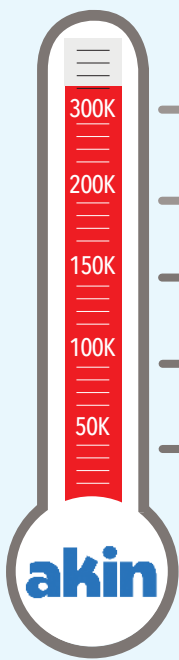
Cade Coleman



Steve Thompson



Laura Villar



Your business and referrals help the kids and families at Akin

At **Weisbarth & Associates** we measure our success not just by how many homes we've sold, but also by how much we are able to give back to our community.

We are on a mission to support **Akin**, by donating a substantial portion of our income from every home sale. In the past 7 years we've given over **\$325,000**. Your business and referrals help support kids and families in need.

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WEISBARTH
& ASSOCIATES
Real Estate Results That Move You

Every referral you send our way helps the kids at Childhaven, because we donate a substantial portion of our income from every home sale to this amazing organization. If you know anyone considering buying or selling, you have three options:

1. Send an email with your referral's name, phone and email to refer@weisbarth.com
2. Call me direct or pass on my number – 206.779.9808
3. Go to our website at Weisbarth.com/refer



Our team offers a no-obligation consultation to show you how to maximize your results from buying or selling a home.

Find out more at Weisbarth.com



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If your home is already listed, this is not intended as a solicitation

AS SEEN AND HEARD ON:

GeekWire



WEISBARTH
& ASSOCIATES

Real Estate Results That Move You

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Seattle, WA 98103

Did the Election Affect Buyer Activity?

October was an odd month. There's pretty much no other way to say it. At the end of September and the beginning of October, we saw a flurry of market activity. Lots of homes listed, pending, and closing. And the closed sales continued through the month, with final numbers showing more sales this month than the previous one. This level of activity is consistent with seasonal market activity that we've seen in the past many years around the beginning of the 4th quarter.

But then during the second half of October, the whole market seemed to screech to a halt. The buyers seem to have disappeared! There was no economic or employment reasoning that

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King County SFH

