



All Executives
Tucson, AZ



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Your Special Real Estate Newsletter

Created especially for **Our Friends**

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REAL ESTATE NEWS

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Building Permits Pay Off For Sellers

By [Dian Hymer-Inman News](#)

Curing deferred maintenance before selling usually improves a home's overall appeal, which can attract more buyers for a quicker sale at a higher price. Sellers typically do pre-sale fix-up as quickly and inexpensively as possible. This can lead to cost-cutting measures, some of which trigger unwelcome consequences. One way to keep costs down and shorten the time it takes to get work done is to bypass the permit process. Some contractors charge less if they don't have to apply for permits, pay the fees and wait for inspectors to sign off on the work when it's done.

But, consider the downside. A homeowner in the Oakland Hills in Oakland, Calif., expanded his home to increase its market value. He used a licensed contractor but did not take out the required building permits. The house sold for a good price. But when the appraiser evaluated the property for the buyer's lender, he reduced the valuation on the addition because it hadn't been done with permits. Because of this, the house did not appraise for the price the buyer offered.

To save the deal, the seller applied for permits after the fact. He had to pay the permit fees he'd hoped to avoid and pay penalties. In addition, walls had to be

opened so that the inspector could confirm that the plumbing and electrical were properly installed. It might have taken a little more time to do the job right the first time, but it definitely would have cost less.

Other issues come into play when sellers sidestep the permit process. Some municipalities won't issue a final approval for work done with permit if there is a building code violation. An Oakland homeowner obtained a permit to replace and relocate a gas furnace. When the city building inspector visited the property to inspect the furnace installation, he noticed electrical wiring near the furnace that didn't meet code. A contractor who didn't apply for a permit had done the wiring years before and wasn't well informed on Oakland code requirements. The homeowner had to have the wiring corrected before the city inspector would issue a final clearance for the furnace installation.

If you buy a home where work was done without required permits and you take out a permit to do additional work, you could find yourself paying to correct the past owner's misdeeds. To guard against this, visit the local planning or building department and ask to see a copy of the permit history on the property. Make sure that you do this before you remove your inspection contingency from the purchase contract so that you'll have an opportunity to negotiate a satisfactory resolution if there's a problem.

Another issue is that you might not be granted a new permit if there is an outstanding permit that has not received final approval. The buyer of a home discovered that the seller had taken out a permit to replace the roof, but the job was never done. The roof either had to be replaced and approved or the roofing permit had to be voided by the city building inspector before a new permit would be granted.

In California, home sellers are required to disclose if they are aware of work that was done without required building permits. If your state doesn't require this disclosure, it's even more important to check the permit history before you buy. Often sellers often think that permits were obtained when they weren't.

To find out if a project requires a permit, consult with your local building or planning department.
www.pimaexpress.gov/Permits www.tucsonaz.gov/infogov

*The highest compliment you can give us is a referral to your friends and family.
We thank you for your confidence and trust!*

This newsletter is published as a source of general information about real estate and is not intended to offer properties currently offered by other agents.

The Sharing Space

For Custom Little Girl's Clothing at reasonable prices, visit our web at www.littlegirlsfashions.com. We help make your little ones look their best, from newborns to 10 years of age. Or feel free to contact us at info@littlegirlsfashions.com.

Work from home...Make Money! Call toll free: 1-800-608-2318. Info code: 2762.

Beautiful Wedding Photos, Portraits, All Occasions-Photos by Jen- www.PhotobyJen.com or call Jen Ryder (520) 990-8701

2003 Sears Craftsman lawn tractor w/ wagon, 21 HP, 42" cut mower deck, used 1 season. \$800 firm-Call Karen or Brad at 207-8647.

Ding Dong! Avon calling! Contact Laura Pate at loriwellner@earthlink.net for the latest catalogs!

L-shaped Pine desk-great condition \$600 obo. Oak Queen size bedroom set (includes nightstands, dresser, armoire and mattress \$1700 obo. Call Amy to see (520) 760-7602.

2003 - F 150 FX4 4WD. Spray on bed liner. 26,000 miles (new tires at 25,000) Good Condition. Rear sliding window, adjustable pedals, 6 disc cd changer, towing package. \$21,000 OBO. Call Wally to see (520) 940-7623.

Piano for Sale: Samick 43" Console Oak Cabinet w/ storage bench. It's like new. \$1500 obo. Please contact Debbie at 663-5770.

All Mary Kay Holiday Gift Sets 20% off!! Hurry...only while they last. Remember, always free shipping anywhere in the US. Also, start the new year off with a bang by having you own home-based business. Just call me to set up an appointment for more information. Call Shawn at 722-3778 or visit my website at www.marykay.com/shawnryden



Best Nail Technician in town-Valerie Ferguson-Hair 2000 @ 7852 E. Wrightstown Rd. (520) 861-9427.

1989 Corvette w/98 rebuilt engine, custom paint, red leather interior, soft/hard top, spoiler, many extras. Estate appraisal \$15,000. Man's Presidential ROLEX watch. Great condition. Estate appraisal \$5,550. Call Cara (520) 885-7131.

1998 Pontiac Grand AM (one owner) V6 3.1 Liter, AC, Tilt Steering, Cruise, ABS, Dual Air bags, AM/FM/Disc Player, Power Steering, Window & Door Locks and new Tires! 105K Miles. \$4,150.00. Please call David or Linda Edwards at (520) 731-0569.

2002 Ford Taurus SES, 43,000 miles in great condition! Power everything and well maintained! Asking \$7995 (Already Below Blue Book) OBO! Call Dave at 861-1039.

Great items and prices at BabyCrazy (www.babycrazy.com/gwoodson). For more information or catalog requests, please call Gertrude Woodson at 721-1313. All orders \$25 or more will receive a 5% discount.

MARY KAY Stress-free holiday Shopping, fabulous gifts for every one on your list from the comfort of your home. Just call or visit my Web site. You'll find pampering products, fragrance and more! Gabriela Sesteaga, Independent Beauty Consultant www.marykay.com/gsesteaga 940-8361.

The Close-Up Magic of Mark Gromer! Armed with a deck of cards, and not afraid to use 'em. For those who believe, no explanation is necessary. For those who don't, none will suffice. (520) 312-4570.

For all your Scrap-booking needs, call Marilyn, Creative Memories Consultant, at 886-9188. Free Catalogue.

50cc scooter \$400 obo, Shower floor, new, still in box \$75, Oak Entertainment Center with leaded glass \$1000 obo.

Mongoose Racing Bicycle -\$40. 86 Mazda needs tranny work... other than that runs great new tires and fuel pump \$500 OBO. 312-4570.

Hypnosis for Change, Stress, Smoking, Weight control, Test anxiety, and almost anything else. Dr. Mark Gromer, CHt. 312-4570.

Therapeutic Kneads Massage Therapy, voted most beneficial massage in Tucson. 312-4570.

2002 Ford F350 Super Duty Crew Cab Long Bed for Sale. V8 7.3L Turbo Diesel with Automatic transmission and 4 WD, 50,700 miles, fully loaded-\$27,000 OBO. Call Laura @ 520-861-1099.

2006 Macy's Thanksgiving Day Parade, here we come! Need donations of household & sporting goods to sell Saturday, February 4, 2006, At Catalina Foothills High School, 8:00am - 1:00pm. Call Nancy Clarke at 749-2679 or Patti Mathwig at 615-2234, for pick-up.

Check out the Mary Kay holiday gift set, I'll help with your holiday shopping. Call Lori at 400-9424 or www.marykay.com/lmartzke to shop 24/7.

2004 Honda VFR Interceptor, Considered the standard by which all other sport-tourers are measured. Asphalt Black with matching Givi hard bags. Just under 2k miles (barely broken in), garaged its whole life. \$9000 OBO, please call Justin @ 360-1914.

Entertainment Book 2006-now reduced! Get one for the kitchen & one for the car. Profits go to a Catalina Foothills High School Band. Another step forward towards the 2006 Macy's Thanksgiving Day Parade! Call Cheryl 250-5109. We deliver!

Oak 5 piece Bedroom set w/ Queen Bed. \$1,500 OBO. Forest Green Living room set-couch, oversized chair with ottoman, Cocktail table- \$700 OBO. All in like-new condition! Please call Amy at (520) 760-7602 to see!

Buying or Selling property? Please allow us to provide you with a No Obligation, FREE MARKET OPINION of your home. Call Cheryl (202-5423), Dick (202-5424), Susan (202-5422) or Sally (202-5421) at RE/MAX All Executives.



 Try Bahia-Style Grilled Steak Tacos at @ El Charo, 4699 E. Speedway (520-325-1922) for lunch.-Smitty

Daglio's @ 2745 N. Campbell (520-795-2665) has tasty Roast Pork with Provolone and Philly Cheese Steak sandwiches.-Walter

New personal favorite at Trattoria Pina (5541 N. Swan, 520-577-6992)-Eggplant Delizioso with a Pope's Pillow chaser for dessert.-Charly

Contact us at: sallyandcheryl@tucsonrelocation.net with neighborhood news, garage sales, for-sale items, recipes, household hints, and to recommend services, restaurants, or businesses. (Or call Cheryl at 520-202-5423 or fax to 520-299-9351). We will gladly share your input with our readers. THERE IS NO CHARGE! We look forward to hearing from you!

Recipe Corner

Do you have a favorite recipe? Send it and we will print it here.

Mincemeat Cake

Courtesy of Marie Stonestreet, Clarksdale, MS serves 12

- 1-3/4 cups sugar 3 eggs 1 cup brandied mincemeat 1 cup vegetable oil
 1 cup buttermilk 1 tsp baking soda 2 cups sifted all purpose flour 1 tsp each: cinnamon, all spice, nutmeg, salt, vanilla
- Mix sugar, eggs, mincemeat and oil.
 - Add flour and remaining ingredients to mincemeat mixture and mix well.
 - Bake in 9" x 13" x 2" pan at 300° for 1 hour.
 - Leave cake in pan and top with topping.
 - Combine: 1 cup sugar, 1 TBSP white Karo, 1 cup buttermilk, 1 stick melted butter, 1 tsp vanilla, and 1/2 tsp baking soda in heavy saucepan over medium heat until caramel colored and thick. Poke holes in warm cake, pour topping over. Cool before cutting. *



Almost Apple Pie

Courtesy of Cheryl Ledford serves 8

- 1 refrigerated pie crust 3/4 cup sugar 2 TBSP cornstarch 1 TBSP ground cinnamon 3 thinly sliced and peeled Gala apples
 1 lightly beaten egg white 1 tsp sugar (or Splenda)
- Place pie crust on foil-lined baking sheet.
 - Mix sugar, cornstarch, cinnamon in medium bowl.
 - Add apples and toss to coat well.
 - Spoon into center of crust within 2 inches of crust.
 - Bring crust up over apples to form a border, pleat and fold edges.
 - Brush edge of crust with egg white.
 - Sprinkle crust with sugar.
 - Bake 425° for 20 minutes. *



Fast and Furious Penne Pasta Dinner

Courtesy of Dick and Barbara Clark serves 6

- Cook 1 lb package Penne Pasta per directions, drain.
- Mix 1 lg jar Prego spaghetti sauce, 1 TBSP sugar, and 1 lb pkg frozen meatballs.
- Stir meatball mixture and pasta together.
- Place into 2 1/2 qt oven safe dish and cover with Mozzarella cheese.
- Bake 20 minutes at 350° covered.
- Uncover and bake additional 10 minutes. *



Creamy Baked Chicken Breasts

Courtesy of Dick and Barbara Clark serves 4

- 4 boneless skinless chicken breasts 8 slices Swiss cheese 1 can cream of chicken soup 1/4 cup dry cooking Sherry
 2 cups crushed seasoned stuffing mix 1/3 cups butter
- Arrange chicken in shallow baking dish.
 - Top each piece with cheese.
 - In small bowl, combine soup and wine.
 - Spoon over chicken.
 - Sprinkle stuffing mix over chicken and drizzle with melted butter.
 - Bake uncovered 350° for 50-55 minutes. *



REAL ESTATE NEWS

What's the market like around Tucson?

The Tucson Association of REALTORS MLS Rules and Regulations Committee has postponed a decision regarding the gray areas of marketing, advertising, and providing public information available on the internet. The data provided here is only a source of information for homeowners, we do not wish to give the appearance of advertising other brokers' listings without consent. For more information contact Cheryl, Dick, Susan or Sally.

A Few Tucson Homes Currently Listed For Sale In MLS Through the Outstanding RE/MAX All Exec Agents

List Price @	\$ per sq ft	Address	BR / BA	Sq Feet	Year Built	Pool
\$ 119,900	\$ 113.33	3140 S 10th Ave	3 / 1	1,058	1959	No
\$ 179,900	\$ 153.50	7033 E 39th Pl	4 / 2	1,172	1971	No
\$ 209,900	\$ 160.97	4528 S Gatwick Dr	3 / 2	1,304	1998	No
\$ 210,000	\$ 179.49	3705 N Mountain Ave	3 / 2	1,170	1981	No
\$ 225,000	\$ 132.90	457 S Staunton Dr	4 / 3	1,693	1967	No
\$ 279,900	\$ 121.48	4809 E 13th St	4 / 2	2,304	1950	No
\$ 299,000	\$ 211.61	4121 E Calle Cambujo	3 / 2	1,413	2001	Yes
\$ 299,900	\$ 200.87	6601 N Foothills Dr	3 / 2	1,493	1978	No
\$ 318,000	\$ 172.73	2402 N Indian Ruins Rd	3 / 2	1,841	1956	No
\$ 320,000	\$ 122.70	29824 E Rosewood Tr	4 / 2	2,608	2005	No
\$ 350,000	\$ 147.43	1061 N Laney Dr	4 / 2	2,374	1995	No
\$ 430,000	\$ 194.66	11115 N Olympic Pl	3 / 2	2,209	1994	No
\$ 829,999	\$ 251.06	6901 N Catalina Ave	4 / 3	3,306	1980	No

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RE/MAX All Executives
 4640 E. Sunrise Dr. #127
 Tucson, AZ 85718

RE/MAX. Outstanding Agents. Outstanding Results.

We bring you over 40 years of combined Real Estate experience and expertise. Our team is in the top 1% of Realtors in the area. We welcome the opportunity to assist you, your friends and family with any Real Estate needs! Thank you for your trust and confidence!

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Our Friends

Dick: 202-5424

Susan: 202-5422

Sally: 202-5421

Cheryl: 202-5423

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To current resident, or

Household Hints– Stain Removal- *The Wizard of Food, Bader*

- Restore yellowed fabrics by first soaking in Biz and then laundering.
- Remove Catsup or Tomato Products excess with a dull knife and soak in cold water. Launder in very hot water.
- Pour salt on red wine spills as soon as possible, wait until it dries and then vacuum.
- Moisten mildew on clothes with salt and lemon juice and allow to sit in the sunlight to bleach out the stain.
- Automotive chrome cleaner will clean many kitchen appliances.
- Rust stains can be removed by wetting the areas with lemon juice, sprinkle with a small amount of salt and allow to sit in the direct sunlight for 45 minutes.
- Remove a scorch by rubbing a raw onion on the scorched area and allowing the onion juice to soak in thoroughly for at least 2-3 hours before washing.
- Bloodstains may be removed with club soda.
- Never use a bleach product on a colored garment.
- To remove baby formula stains from the neck of baby clothes, wet stained area first. Apply a few drops of chlorine bleach to wet area and launder as usual.
- Lemon extract will remove black scuff marks caused by shoes and luggage.
- Stains from ballpoint pens can be removed with hair spray or milk.
- Never mix ammonia and chlorine bleach. If it is necessary to use both, rinse one thoroughly before adding the other.
- Fabrics produced from natural fibers do not need fabric softeners, only synthetic fabrics need softeners.
- To remove hard water deposits from the toilet bowl, pour white vinegar into the toilet and allow it to sit overnight before scrubbing.
- To remove fruit juice stains, soak in cold water before laundering.
- To remove grease stains, dry cleaning solvent should be placed on the backside of the stain then brushed from the center of the stain to the outer edges using a clean white cloth. Moisten the stain with warm water and rub with bar soap, rinse and launder.
- Place a lipstick stain face down on paper towels and sponge with dry cleaning solvent replacing the paper towels frequently while the color is being removed. Moisten the stain with cool water and then rub with bar soap, rinse and launder.
- Moisten mustard stains with cool water and rub with bar soap, rinse, launder using chlorine bleach or Biz.