

# Preferred Client Update

No. 4 2008

working hard to keep you informed

## Summer is a **Busy Time**

Summer is coming quickly. Traditionally, at this time of year, people start making plans for holidays, trips, family adventures, and even just taking time off!

For many, it's also a popular time to make a move to a new home.

If you know someone who is thinking about moving or relocating and needs assistance, please pass my name along. I promise to provide them with my very best service.



**JC Van Der Walt**  
REALTOR®

*Big Enough To Help...  
Small Enough To Care*

403-541-9080  
403-250-5803

[www.jc-executivehomes.com](http://www.jc-executivehomes.com)  
[www.jcshomes.ca](http://www.jcshomes.ca)



Apex

# New Screens for Doors and Windows

If you haven't recently purchased new screens for your doors or windows, you may be pleasantly surprised by the options available. Now there are a wide variety of choices available, based on different materials, functions and applications. Before you make a purchase decision, consider all the latest options. Here is some information you may find useful.

## Materials

Originally, screens had two basic purposes: to keep bugs out and let breezes in. The first mass-produced screens were made of galvanized steel. These were later replaced by the popular aluminum mesh versions, due to the material's rust-resistance and lighter weight. But now there are several other types of screen materials used depending on desired purpose, serviceability, appearance and cost. For example, vinyl-coated fiberglass has become common due to its general effectiveness, cost-efficiency and color selection. It is even available in a sun-blocking variation. Other material options include bronze and copper (preferred in certain architectural applications), and heavy-duty vinyl-coated polyester (usually used where active pets are a concern).

## Gage and Mesh

Different types of screens have different gages and mesh densities. When buying a screen, it is important to choose one that is woven tight enough to keep out the smallest pests likely to flourish in your area. Similarly, where protection from the sun is important (for people or furnishings), a denser weave is required, usually with a special reflective surface on one side. Obviously, such choices in gage thickness and mesh density can affect the visual clarity through the mesh, from one or both sides.



## Functions

There are many new and practical ways that screens are being incorporated into modern doors and windows. For example, some of the leading manufacturers now incorporate retractable, or "disappearing" screens, which roll back into a concealed frame when not required. Other screens are customized to stay alongside (or stay clear of) French doors or hinged windows. Curtain-style hanging meshes are becoming popular for those who experience a great deal of doorway traffic, since they allow hands-free passage. Options for screen systems also include automatic closers, and special entrances for pets.

## Applications

In addition to doors and windows, there are many other applications for modern screens such as outdoor enclosures, pool and deck canopies, gazebo or garden shed walls, and portable panels that can be installed temporarily or permanently, independent of the building structure. There are also screens made to fit garage door openings and barn entrances. All things considered, screens have become very useful in their role around the home contributing to aesthetics, comfort and energy efficiencies far beyond their original purpose. Today's screens bring us a little closer to nature without the exposure to undesirable insects.



# Condo Inspections

Pre-purchase inspections of condominiums have become commonplace. You should however note that despite their general similarities to typical home inspections, they entail several unique aspects that are particularly important.

In the case of a condo, in addition to learning the condition of the unit and its utility functions, the prospective condo buyer needs to understand the status of the entire building and its property. Traditionally, an inspection does not go beyond the "four walls" of a home, but in condominium inspections the extended factors must also be evaluated if the buyer wants to understand the true value of the purchase. After an experienced condo inspector looks for indications of a healthy superstructure and signs of damage due to neglect or inferior construction, he should offer a candid opinion on the condition of the whole property.

After the physical aspects of a condo are inspected, a condo buyer still needs to understand the financial health of the condo organization in order to verify that reasonable funds exist to protect, repair or improve the complex. After all, a condo unit buyer is also becoming a part owner of the entire facility.

## 4 Short Steps to Becoming a Good Neighbor



We all have an opinion about what makes a good neighbor, but how often do we actually consider the specific ways we can be most appreciated in a community? Here's a basic list of guidelines and courtesies that may be considered desirable attributes of a good neighbor:

### Concern about Appearances:

Keeping the exterior of a home neat and attractive to guests and passers-by.

1

**Quiet Respect:** Knowing when loud noises are acceptable, and when they are not.

2

### Honest Appreciation:

Returning borrowed items promptly, and with thanks.

3

### Responsible Ownership:

Making compensation if a child or a pet damages something that is part of your neighbor's property.

4

## Think, Act...Live!

*"One should count each day as a separate life."*

**Seneca**

*"Make your life a mission, not an intermission."*

**Arnold Glasgow**

*"If I had to live my life again, I'd make the same mistakes, only sooner."*

**Tallulah Bankhead**

*"If you ever need a helping hand, you'll find one at the end of your arm."*

**Audrey Hepburn**

# From the People We Trust



**JC Van Der Walt**

REALTOR®

A few months ago, a client who had been looking for a landscape contractor said, "I feel more comfortable calling someone who has been recommended to me."

She's not alone.

Most people – including myself – prefer to deal with contractors, lawyers, consultants, REALTORS® and other professionals who have been referred to us by friends, colleagues and others we trust.

In fact, I build my business through referrals from clients just like you.

Speaking of referrals, if you have family or friends in need of real estate advice, please have them call me. I'm always happy to help.

403-541-9080 / 403-250-5803

[www.jc-executivehomes.com](http://www.jc-executivehomes.com)

[www.jcshomes.ca](http://www.jcshomes.ca)

[jcvdw@shaw.ca](mailto:jcvdw@shaw.ca)

Mobile: 403-681-8320

Fax: 403-247-8370

105, 1212 - 31 Ave. N.E., Calgary, AB T2E 7S8



Apex

*If you want market  
statistics for your area, please call.*