

KINGSWOOD FOREST NEWS

APRIL 2010

VOLUME II, ISSUE 2

Lurking Under Your Lawn

So what's under your grass besides grubs? Turns out there could be a defective main water line. During a home inspection in our neighborhood, I learned that some houses in Kingswood Forest have polybutylene (commonly called Blue Max or PB) exterior plumbing. "What's that?" was my immediate response.

PB piping is made from a form of plastic resin and was commonly used in residential construction from 1978 to 1995. At the time, it was dubbed the "pipe of the future" because of its low cost and ease of installation. Experts estimate 1 of every 4 homes built during this period has PB piping. The problem is that the chlorine in our city water reacts with the piping and causes it to flake and become brittle. Generally, after 10 to 15 years of use, the pipe will fail. It may show no outward signs of distress but will burst suddenly. According to experts, it's not a question of *if* the pipe will fail, but *when*.

To see if you have this type of plumbing, check the water meter outside for a blue pipe about .5" to 1" in diameter. Also, look in your basement or crawl space at the pipe connected to the main shutoff valve. If you have PB piping, you can take one of two routes: 1) wait until the pipe bursts and have a licensed plumber replace the main from the street to your house or 2) take proactive measures and replace the pipe before any damage is done to your home. In either instance, replacing the pipe is the only remedy for the problem — and it's a major expense (\$4000 to \$5000).

For more information, including photos of PB pipes and fittings, check out www.polybutylene.com/poly.html.

Rare Find In Beavercreek

Acreage in Beavercreek with woods and a stream is a rare commodity. Put that land in a highly desirable subdivision, and you have a once-in-a-lifetime opportunity! The owners of the last lot in Narrows Trace are finally willing to part with it!

This 3.895 acre lot is located in the small community of custom homes adjacent to the Narrows Reserve — ranging in price from the high \$300,000s to well over \$1,000,000. Build your dream home in the front of the lot for spectacular curb appeal

or in the rear meadow for maximum privacy. The minimum home size is 2400 sf for a ranch and 2800 sf for a two-story, and you may select your builder. The lot has access to city water, and there are no HOA dues.



Listed for \$197,000, you won't find a comparable property in Beavercreek. If you would like more information, please call me for a personal tour — and remember your boots for creek walking!



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**BERKSHIRE
HATHAWAY**
HomeServices

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homes built be-
tween 1978 and
1995 could have*

MARKET ACTIVITY

NEW TO MARKET

- ◆ 3372 Kingswood Forest Ln.
\$375,000

PENDING

- ◆ 91 Earlgate Rd.
- ◆ 3425 Lytham Ln.
- ◆ 3391 Kingswood Forest Ln.

PRICE REDUCTION

- ◆ 3409 Kingswood Forest
\$314,000



Rhonda Chambal

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LOOKING FOR COUNTY PROPERTY RECORDS OR SCHOOL REPORT CARDS? FIND LINKS TO ALL THE COMMUNITY INFORMATION YOU NEED AT RHONDACHAMBAL.COM. CHECK IT OUT TODAY!

2nd Annual Fishing Derby



It's almost that time again — time to celebrate the end of the school year with a neighborhood fishing derby! This year, the event will be held on Saturday, June 19th from 9:00 to 11:00 at the pond on Earls-gate.

Children ages 4 to 16 are welcome to participate; they will be divided into two age categories (4-8 and 9-16). Trophies will be given for the most fish, biggest fish, and smallest fish caught in each age group.

Bring your poles and bait; we'll provide snacks and juice. Even if you don't have young children, come and watch the goldfish, bass, and blue gill being reeled in. We're hoping for an even bigger turnout than last year!

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CAN A REALTOR HELP ME BUILD?

Absolutely! If you're considering building a new home, your first instinct might be to spend the week-end visiting model homes and picking out kitchen appliances. While these are important steps in the building process, you should consult a realtor before stepping foot into your first fantastically-upgraded, model. Here's why:

- Realtors are often familiar with local builders and know of available lots and communities which you might have overlooked.
- Realtors represent you, not the builder. This means they will be honest with you about potential drawbacks to a location, floorplan, or option.
- Realtors do not increase the cost of a new home. Builders typically build in the cost for a buyer's agent. If you don't use one, it's more money in their pocket.
- Realtors can help you negotiate the best price for the home.
- Realtors know what sells a house. They can assist you in choosing finishes such as countertops and flooring which will be best for future resale.
- Realtors can recommend lenders other than those provided by the builder. It's always smart to shop for a mortgage and compare rates and closing costs.
- Realtors can assist throughout the building process by checking progress and acting as another set of eyes for you.

In short, you wouldn't buy a resale house without a realtor representing you, and there's no reason to navigate the construction process without one either. It doesn't cost you anything, and in fact, it may save you money at the closing table or prevent you from making an irreparable building mistake!

SALE PENDING... FINALLY!

After months of a down housing market, we finally have an outward indication that the housing market is starting to recover — sale pending signs!

In our neighborhood alone, three homes went pending in the last few weeks, and only two homes are currently on the market. This is excellent news considering at one point last year there were seven homes for sale in Kingswood Forest. With a smaller inventory

of homes, I'm hopeful that the "average time on market" will be much shorter than it has been in recent months.

If you've been contemplating selling your home but have been nervous about a prolonged sale period, now might be the time to reconsider. I'd be happy to provide you with a complimentary Comparative Market Analysis to assist with your decision making. Call me today to schedule!

