

# THE MONTHLY BUGLE

*The Official Newsletter of Coldwell Banker Antlers Realty, Inc.*



## MONTHLY AGENT HIGHLIGHT

### Bryan Edwards



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I grew up in the Black Hills of South Dakota and my upbringing included hunting, fishing, riding and working on a cattle ranch. In 1997 I married my wife Kellie and we moved to central Florida to begin a career in hospitality. We relocated to Cody Wyoming in 2005 and I have 20+ years of experience in all aspects of lodging operations. We have four children and our whole family enjoys Wyoming scenery and outdoor activities.

The Cody Planning Zoning and Adjustment Board allowed me to serve with them from 2006- 2010 which was an incredible learning experience. The following year, I was elected to the City Council and it was an honor and to have served the residents of Cody from 2011-2014. Serving on several boards and committees (Yellowstone Regional Airport, Northwest Rural Water, Master Plan, and Budget) during those years allowed me to prove my hands on dedication to any and all of my endeavors. I am proud to say that my wife and I have a long history of community service.

My life experiences have drawn me to Real Estate. I know what family, hard work, long hours, responsibility, entrepreneurship and community mean. I have experience in land development, marketing, sales, tourism, commercial operations, maintenance and management.



## Is It Time to Rightsize Your Home?

*Written by Alice Garwood of CB Blue Matter*

Does your home still fit your needs or is it time to think about the benefits of buying a new one as you enter the next phase of your life? Whether you're an empty nester with rooms that are no longer used or need more space to raise your growing family, rightsizing – finding a home that's the ideal size for your current lifestyle – may be the best option.



**Assess Your Living Space.** Before deciding whether to rightsize, take stock of your everyday life and ask yourself a few questions, including:

- Are some areas of the house rarely used?
- Is a dedicated office a must?
- Do you want a hobby area or kids' playroom?
- Is your kitchen too big or too small?
- Is the garage the right size?
- Do you prefer a large yard or a cozier outdoor living space?

**Look to the Future.** If you decide it's time to make a move, consider your current lifestyle as well as potential changes in circumstances that could occur in the next few years to determine what size home is best. Maybe you're planning to have more children, retire in a few years or anticipate an aging parent moving in with you. While you might not need extra space right away, you could in the near future.

**Great Layout vs. Square Footage.** Getting hung up on a property's square footage could mean missing out on your dream home, especially in today's highly competitive market. If a house or condo has the number of bedrooms, baths, kitchen and amenities you want, but its square footage is somewhat less than you envisioned, it still may be worth considering if it has a well-designed layout that uses space efficiently.

**Review Your Finances.** Whether you're looking to downsize or up-size, how much you can afford extends beyond monthly mortgage, tax and insurance payments. Relocating from a sizable residence to a condo or townhome – perhaps in a maintenance-free community with amenities – could mean significantly higher HOA fees and require you to buy new furniture that fits smaller spaces, while a bigger house will have higher utility costs and need additional furnishings to fill extra rooms.

Regardless of your reason for wanting to move, a Coldwell Banker agent has the tools and resources to help you sell your current home and find a new one that's right for you.





## **Rim Lot and Shop in town!**

### **119 Rio Vista Ave, Cody**

**FOR  
SALE**

2800 SqFt  
Shop with 3/4  
Bath, on 0.76  
Acres

Shop is built! Just add the house on this Rim lot! 2800 sqft heated finished shop with a 3/4 bath situated on an in-town rim lot. The layout is designed for a home to be built to capture the views!

MLS #10017598



Listing Broker: Rick Brasher  
Email: [rick@codyproperty.com](mailto:rick@codyproperty.com)  
Cell #: (307) 272-5757



# Industry Highlight

## The Home Inspector Is Coming! Quick, How Can You Prepare?

If you're selling a home with little flaws like burned-out lightbulbs, holes in the drywall or ceiling, and sticky windows, you've got work to do before the home inspector arrives. Since you can't skip the inspection, the next best thing is knowing how to prepare for a home inspection.

These tips we've gathered from professional home inspectors and real estate experts won't guarantee a perfect write-up by any means. But clean up your homeowner act with easy fixes around the house and courteous preparations, and you'll cut down drastically on inspector drama and red flags that make buyers see your house as a lemon.

### Understanding what inspectors look for

An inspector performs a visual inspection to look for any health, safety, or mechanical issues that don't meet your state's standards or a buyer's loan requirements.

To test for problems, an inspector will do things like flip on the stove, start the dishwasher, flush toilets, and run faucets. These are just a few examples — an inspector's work is highly meticulous. In fact the National Association of Home Inspectors has a 1,600-item checklist for inspectors to complete. You can expect an inspection to take a minimum of 2 to 4 hours for an average home.



Go around the house and check to make sure the inspector will have access to all areas of the home that they need to inspect. That includes the attic, the crawlspace, the garage, the shed, and that quirky storage closet. The inspector will also need the remote controls for any equipment being sold with the house, such as lights, fireplaces, or ceiling fans. They need to be able to enter every room, open every cabinet and closet, and inspect every detached structure. Many times they are unable to get to various mechanical components because when people declutter their homes for showing, they pile all their contents in the storage areas, such as utility rooms.



# Industry Highlight

## Seller Inspection Checklist

### Outside:

- Clean out your gutters and downspout.
- Check wood trim joints for caulk and softness.
- Secure or replace all loose wood or bricks on steps.
- Fix nail pops and loose shingles on the roof.
- Assess the hose faucet for leaks.

### Inside:

- Change out all air filters.
- Adjust doors that stick when they open or close.
- Look for holes from door handles, and repair if needed.
- Replace burned-out lightbulbs.
- Check that all outlets have covers.
- Inspect the water heater for corrosion and leaks.
- Test the stove: Do all the burners work? Are any elements broken?
- Run the dishwasher and garbage disposal.
- See if all the toilets flush properly.

### Garage:

- Move stored items away from the walls so that the inspector can view the foundation.
- Check that the automatic reverse function and the garage door opener work.

### Kitchen & Bathroom:

- Fill all sink basins, drain, and check for leaks.
- Ensure cabinets open and close properly, don't rub, and are secure.
- Check the counter and back splash for any needed caulking.
- Check for loose tiles, cracked tiles, and missing grout.
- Ensure the toilet and tanks are secure and crack free.
- Ensure supply lines and toilet shut offs flush properly.
- Check all faucets for water pressure.
- Confirm laundry connection does not leak.
- Ensure breakers are not tripped or missing.
- Check GFCI's and AFCI's to ensure that they respond.

# What to Know About the Dangers of Radon Gas in Your Home



**You can't touch it, see it, or smell it but radon is the second leading cause of lung cancer outside of cigarette smoking.**

**Radon is a naturally occurring radioactive gas.** It's found in soil, rock, and even water as the breakdown of uranium. When uranium is broken down, it's released into the air and can build up, causing critical long-term health effects.

The gas can sometimes be concentrated in homes built on natural soil with natural uranium deposits. It enters through cracks in the floors, walls, and even through construction joints or gaps around service pipes, electrical wires, and pits. The Environmental Protection Agency (EPA) reports that 1 in every 15 homes in the United States is estimated to have elevated radon levels.

When radon gas enters the body, it exposes the lungs to small amounts of radiation. In small quantities, experts say this is harmless. However, in persistent exposures or larger quantities, radon can damage the cells of the lining of the lungs, increasing a person's chance of developing lung cancer.

Radon can't be entirely prevented since it's naturally present in the air. Despite this, high concentrations can come at a costly health expense.

## **How dangerous is radon gas?**

"It is estimated that radon gas inhalation is responsible for 15,000 to 22,000 lung cancer deaths per year," said Dr. Alan Mensch, pulmonologist and senior vice president of medical affairs, Plainview and Syosset Hospitals, Long Island, NY.

This is still dwarfed by cigarette use. Even today cigarette smoking poses the greatest risk in causing lung cancer with over 480,000 deaths per year in the United States and more than 7 million deaths worldwide.

Mensch said that except for "possibly leukemia, lung cancer is the only malignancy associated with radon exposure."

"The combination of smoking and radon increases the risk by about a factor of nine times," said Bruce Snead, Radon Programs Administrator at Kansas State University's National Radon Program Service.

Testing is the only way to determine how much radon is present in someone's home, office, school and water supply. Short-term tests can measure radon between 2 days and 90 days depending on the device used. To test in the short-term setting, you need to keep your windows and doors closed as much as possible to get an accurate measure of radon exposure.

Tests are available and traditionally range between \$30 and \$100. And if you do have high radon levels, the average cost to make your home safer is \$1,500 according to the National Radon Program Services.



# COMMUNITY CONNECTION

## YELLOWSTONE EQUINE HOSPITAL

Dr. Ted Vlahos and his team promise that you will find world-class equine veterinary care in a mom-and-pop setting, where they truly value you and the relationship that you have with your horse.

Their surgical center is equipped for all advanced and routine surgeries, including orthopedic, arthroscopic and colic surgery. Connected to the surgery room is a custom padded induction and recovery room, which provides their patients with the safest possible environment.


### SERVICES

- Primary Care & Examinations
- Amputation and Prosthetics
- Pre-Purchase Examinations
- Equine Dentistry
- Lameness Exams & Treatments
- Joint Injections
- Colic Medical & Surgical Treatment
- Advanced Diagnostics
- Stem Cell & Regenerative Therapies
- Ultrasound & Endoscopic Exams
- Breeding Services
- 24-Hour Emergency Services
- Arthroscopic & Orthopedic Surgery

Check them out below at their Facebook or on their website!



☎ 307-587-5483

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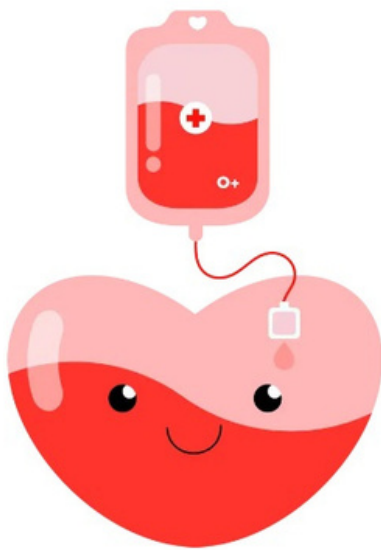
## FULL-SERVICE EQUINE VETERINARY HEALTH CARE FACILITY

# DID YOU KNOW?

**Brass doorknobs disinfect themselves. Several metals including brass, copper, aluminum, iron and silver are antimicrobial and kill bacteria. Brass is the most antimicrobial of them all.**

"Winter is the time for comfort, for good food and warmth, for the touch of a friendly hand and for a talk beside the fire- it is the time for home."

- Edith Sitwell



January is  
**NATIONAL  
BLOOD DONOR  
MONTH**

**Make a life saving donation**



What do you call an actor who finished paying-off his house loan?  
Mortgage Freeman



**COLDWELL BANKER**  
ANTLERS  
REALTY, INC.

802 Canyon Ave.  
Cody, WY 82414  
307-587-5533  
codyproperty.com

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