

Mike Dolan

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Subject: News from Realty Executives Integrity



Lake Country Advocate

News and Information for Homeowners, Sellers and Buyers

February 2010

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WELCOME!

This month we are please to announce that we have earned the designation of Accredited Buyers Agent (ABR).

This designation represents an extensive course of

Dear Mike,

Well, winter has struck with a vengeance. Cold and snow at the same time, one of my favorite combinations (ha ha). I have a new client, she is a fan of winter. We have spirited discussions about "taking advantage" of the season and the snow and cold it brings.

As most of you know I am a avid (some would say rabid) golfer so summer is "my season".

What ever your season is, take time to get outdoors, enjoy each and every minute we are given! They are all gifts if we just stay in the moment!

The Mike Dolan Team

Featured Listing

study and practical experience in representing Home Buyers and understanding the specific challenges in today's marketplace.

We believe our practice is unique in that it is equally balanced between Seller and Buyer representation. This puts us in the best position to serve our wonderful clients.



Mike Dolan

Our Sponsors

This month's sponsor is PuroClean.

PuroClean is a water, fire, and mold restoration business. They can help restore your home after a pipe has burst, causing water damage, or remediate mold after it has taken over. They do whatever it takes. They understand that a property disaster is disruptive and emotionally unsettling. That is why they constantly strive to provide unexpected extras in order to "WOW" the customer.

Contact John Jacobs at PuroClean
(414)516-4300 or



\$273,900

Immaculate home lovingly cared for. Updates include Windows, Doors, Flooring, Countertops, Bathrooms, Roof, Radon Mitigation, Landscaping and newer Appliances (2004) Close to schools, parks, shopping, and easy access to I 94.

Wonderful landscaped large yard for entertaining and play.

[See the Virtual Tour](#)

Understand the Risks of Treating Mold

No property is ever safe from mold, and unfortunately the average property owner has limited knowledge on treatment methods when the fungus is discovered. While it's true that a mold appearance must be addressed immediately, there are many myths regarding mold treatment. Luckily for area property owners, According to John Jacobs, who owns PuroClean, property owners who are misinformed about treatments for mold sometimes cause further damage trying to remediate the mold without professional help. When attempting to take proactive steps, it's imperative to be aware of the following myths:

It is a common belief that bleach will fix a mold problem, and while it will kill living mold if applied properly, it does not prevent immediate re-appearance.

[Via E-Mail](#)

www.puroclean.com/pfr-wi

Realtor of the Week

On Sunday, January 17, 2010 the Milwaukee Journal Sentinel named Mike Dolan Realtor of The Week. I am extremely proud of this recognition especially because the referral to the Journal came from another area Realtor!

See the complete article at [Mike Dolan Homes.com](http://MikeDolanHomes.com)

Something to Think About

If we had no winter, the spring would not be so pleasant: if we did not sometimes taste of adversity, prosperity would not be so welcome. Anne Bradstreet (1612 - 1672),

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There is no all-inclusive product for sudden mold removal. Use of Ozone will not destroy mold and can be potentially harmful to all life in the property -- including humans. Mold can't be controlled with high heat drying, and the heat can cause secondary damage, such as over-drying wood furniture, melting plastics and killing indoor plants. Mold resistant drywall is available, but mold resistant does NOT mean mold proof. Mold resistant products are not the answer to keeping property mold free. They can play an important part, but careful design, construction and maintenance are key to keeping property dry, and ultimately preventing mold.

Contact John Jacobs at (414)516-4300 or johnjacobs@puroclean.com
www.puroclean.com/pfr-wi

Ice Dam Overview

Often when homeowners experience water leakage and damage around exterior walls and ceilings during the winter months, they think they have a faulty roof, when actually the culprit is an ice dam. Ice dams are caused by melting snow that refreezes along the lower edge of a roof, blocking the run-off from subsequent snow-melt.

The heat within an attic that develops as a result of radiant heat from the sun or heat loss from the living areas of the house due to inadequate insulation is a contributing factor in the formation of ice dams. This heat typically rises to the higher points of the roof causing the snow cover to begin melting at those areas. As this melting snow runs down the roof surfaces below the snow, it contacts the colder areas of the roof along the edge or eave. Once it reaches this point, the cold roof surfaces cause the water to refreeze.

The continuous freezing of the melting snow forms a noticeable dam of ice. As the water from the subsequent snow melt higher up on the roof arrives at the ice dam, it is blocked and begins backing up. Eventually it can seep in under the roofing materials, leaking through the roofing and sheathing into the attic and then to the living area where it causes stains and damage to the walls and ceilings below.

For an ice dam problem to occur, there has to be a specific range of snowfall with cold temperature conditions. But ice dams tend to be most problematic in areas where January temperatures average 35°F (2°C) or where the mean average total snowfall is 6 to 8 inches. Ice dams are also more likely to occur in heavily treed areas, which do not benefit from the snow-clearing affect of prevailing winds.

There are many suggested solutions for eliminating ice dams, but many do not work, or will not work in certain situations. Removing accumulated snow or ice from the roof is the ultimate approach, but unless the removal is total, the melting process will begin and ice dams will

eventually form. Attempting snow removal is also dangerous for inexperienced homeowners and expensive if a contractor is used after each snowfall. Also, the snow removal equipment can easily damage the surface of the roofing. Using steam or high-pressure water can also cause collateral damage as the water leaks into the house or refreezes on shrubs and walks.

Electric heating cables along the roof edge or in roof valleys have been employed as an attempted solution to ice dams for many years, but the heat pattern is usually irregular and secondary ice dams often form above the line of cables. Even the installation of two or three feet of metal flashings under the roof materials at the eaves has not solved the dilemma of ice dams in some cases, as once again secondary ice dams can occur above the level of the eave flashing.

Most roofing experts now agree that the only feasible solution to ice dams is the development of a "cold roof."

This solution involves a two-step approach. First, the amount of heated air reaching the underside of the roof must be minimized. Providing a full-thick and uniform layer of insulation (no voids) in the floor of an unfinished attic, particularly near the eave areas, will reduce the amount of heat seepage from the living areas of the house. The second step involves providing adequate attic ventilation at the eaves as well as upper areas of the attic. With good insulation and ventilation in place, the attic and roof sheathing stays cooler and snow-melt occurs more uniformly. This helps prevent the thaw-freeze cycle that leads to many ice dam problems.

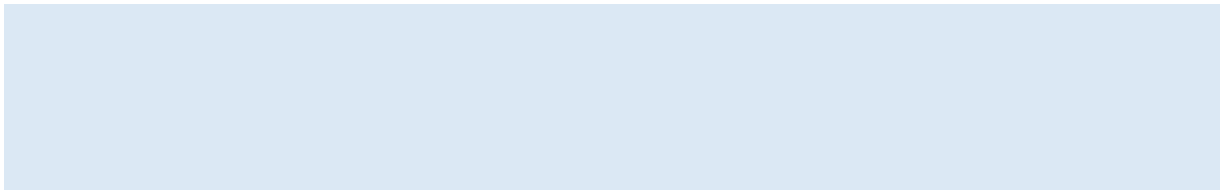
Remember, these tips are only general guidelines. Since each situation is different, contact a professional if you have questions about a specific issue. More home safety and maintenance information is available online at <http://www.housemaster.com>"

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