



DORON WEISBARTH
Designated Broker/Owner



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HOMeward BOUND

More Than Just Real Estate News

Hidden Water Leaks?

7 Tips to Finding the Source

It is hard to believe that our rainy and green Emerald City is suffering from a drought! Twelve counties in Washington are enduring mild to severe drought conditions. Officials have asked that we minimize unnecessary water usage. This includes taking shorter showers, not watering the yard, etc.

But what about potential hidden water leaks? Finding and fixing those will help address the water shortage issue, and save you a lot of money too!

But if it's hidden, how would you even know if you have a leak?

Here are seven steps to help you find out if you have a leak, and where the leak is, so you can get it fixed.

1. Check Your Water Meter

Turn off all the water outlets in your home. Don't use the dishwasher, the shower, the faucets, or even the toilets. Turn off the driplines. Then go watch the meter.

If the leak is fast enough, you'll see the meter continue to change its reading. If you suspect a slow-moving leak, wait at least two hours and go check the meter

(continued inside left)

Thank You!



Thanks to all of our guests at the Childhaven Gala last month. Combined, **we raised \$40,175** for this amazing organization.

Playdough Helps Break the Cycle of Abuse for Nadia

The cycle of abuse can be interrupted, and sometimes that begins with a simple act of parental support.

A young girl named Nadia was attending Childhaven, in part because her mother Susan had experienced abuse and neglect in her youth, and had Nadia while still in her teens. Susan longed for her daughter to have a happier, healthier childhood than she'd had, but she wasn't sure how to ensure that would happen. So, she worried a lot.

When Nadia moved up to the classroom for 3-year-olds at Childhaven, she started melting down, keeping to herself, and sometimes even throwing up. She was feeling very anxious about all the changes and wasn't able to cope.

When Nadia's teachers tried to understand what was happening, they realized that Susan herself was experiencing great anxiety around her daughter's

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Hidden Water Leaks? 7 Tips to Finding the Source (continued from front)

again. To be sure no one in your house forgets, or 'can't hold it,' plan an outing for a couple hours to be sure no water gets used.

This won't tell you where the leak is, but it will confirm if you have one. The leak could be in the underground pipe leading to the house.

2. Monitor Your Usage

The Environmental Protection Agency has guidelines for about how much water a typical family uses. For example, it is unlikely a family of four would use more than 12,000 gallons per month. But every house is different, so the best approach is to look at your bills.

Compare the same month in successive years, because water usage in August might be different than in March, especially if considering outside water usage. Also, compare month to month, because if the water usage is rising, that's a bad sign.

3. Use Food Coloring

A large percentage of your water usage comes from your toilets. A leak can compound the amount. The good news is, this is relatively easy to test. Put a few drops of food coloring in the toilet reservoir – that's the enclosed part where the water sits before you flush – and wait about ten minutes. If the coloring shows up in the toilet bowl without any flushing, you have a leak.

4. Check Under Sinks

The cabinets under your sinks should all be dry. If they aren't, this doesn't necessarily mean a water leak. It could just be the drainage pipes leaking. But if it's wet under the sink, figure out what's causing it.

5. Check the Crawlspace

While you're checking sinks, you should go into your crawlspace too (if you have one). Look for warm or wet spots, dripping, or evidence of mold. These are all indications that a leak could be nearby.



6. Check the Exterior

Check your exterior faucets and connections. If you use driplines on a timer, go watch it one day while it's operating and see if water is escaping where it shouldn't be.

7. Other Places to Check

You can also look at your water heater, at the hoses behind your washing machine, and behind your dishwasher. None of these places should have any wetness or moisture, and mold is a telltale sign something isn't right.

If you find a slow leak you can fix yourself, take care of it and save yourself the money. If it's too complicated to fix, or if you can't find the leak but think you have one, you'll have to call a plumber. Especially for underground leaks or leaks behind walls or other inaccessible places, it will probably take a professional to fix the problem.

Playdough Helps Break the Cycle of Abuse for Nadia

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Check out more about Childhaven: childhaven.org

situation, and it was rubbing off on Nadia. The staff invited Susan to come visit Childhaven while Nadia was there to help relieve the anxiety in both of them.

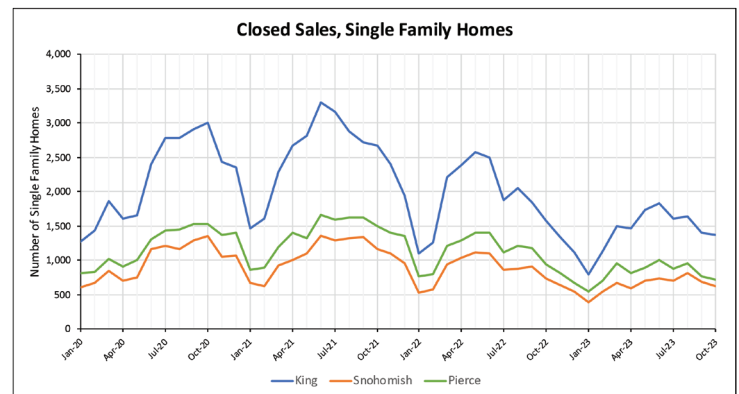
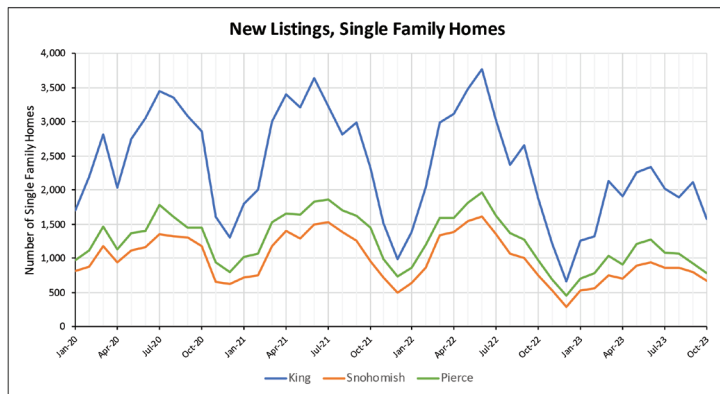
On one of her visits, a teacher gave Susan the recipe for the playdough the kids were molding. This tiny little olive branch seemed to change everything. From that moment on, Susan's anxious little girl grew more comfortable and outgoing every day.

With bright smiles, Nadia began inviting friends to play and gluing things together with small-group project partners. When Nadia left Childhaven for kindergarten, Susan expressed her gratefulness, and broke down in tears saying goodbye, having seen how much of a difference Childhaven had made in her daughter's life.

Nadia's strong start to life happened because of Childhaven, and this is why we support Childhaven with a percentage of profits from every home we sell.

A Look at Data from King, Snohomish, and Pierce Counties (continued from back)

If you know anyone looking to sell, please send them a friendly referral. We greatly appreciate it, and you can share this newsletter or our website (www.weisbarth.com) with them, and tell them we have a **5-step system** that lays out the plan for selling fast and for the most amount of money. And a good portion of our income then goes to support the kids at Childhaven.



The 2023 Weisbarth Team



Doron Weisbarth



Cade Coleman



Mary Cha



Chris Masseth



Debbie Sipes



Dominic Wood



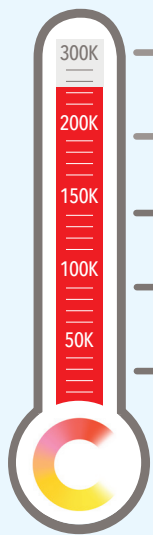
Steve Thompson



Laura Villar

We're looking for a few good people to join our team. Know any top candidates? Call Doron at 206-779-9808.

Our donations to date for Childhaven!



— 2024 A portion of every sale from Weisbarth & Associates is given to Childhaven and in the past 5 years we have donated over **\$250,000** to them.

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Like and follow us on:



Your business and referrals help the kids at Childhaven

Through all of COVID-19 the Childhaven staff continues to care for every child, delivering counseling, developmental therapy, wrap-around supports, home learning, meals, family meetings, and much more.

Every referral you send our way helps the kids at Childhaven, because we donate a substantial portion of our income from every home sale to this amazing organization. If you know anyone considering buying or selling, you have three options:

1. Send an email with your referral's name, phone and email to refer@weisbarth.com
2. Call me direct or pass on my number – **206.779.9808**
3. Go to our website at Weisbarth.com/refer



Our team offers a no-obligation consultation to show you how to maximize your results from buying or selling a home.

Find out more at Weisbarth.com



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Also In This Issue:

- > A Look at Data from King, Snohomish, and Pierce Counties
- > Playdough Helps Break the Cycle of Abuse for Nadia
- > Hidden Water Leaks? 7 Tips to Finding the Source
- > Your Referrals Help Kids In Need

If your home is already listed, this is not intended as a solicitation

AS SEEN AND HEARD ON:

GeekWire



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Real Estate Results That Move You

7000 Greenwood Ave N
Seattle, WA 98103

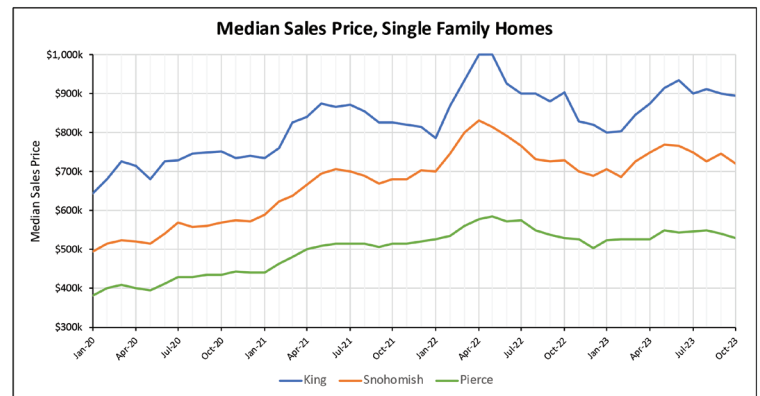
A Look at Data from King, Snohomish, and Pierce Counties

As 2023 winds down, market activity trends are looking like a fairly predictable fall for our market. As noted in the past, despite the high interest rates and other uncertainties, prices have held fairly steady the last few months. In King County, the median sales price for single family homes (SFH) in October was \$894,000, in Snohomish it was \$720,000, and in Pierce \$530,000. These prices have varied only slightly from their spring sale peak.

New listings and buyer activity are holding steady too, other than the slightly downward trend typical of this time of year.

To flesh this out, we're showing three graphs this month, each including data for single family homes in King, Pierce, and Snohomish counties. You can see data for median sales prices, new listings, and closed sales.

The takeaway from what you see here is pretty simple – a steady market means steady activity for those wishing to sell, especially due to the persistent low inventory.



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