



The time is now

There are lots of buyers looking for homes in our area. If you're thinking of making a move, contact me to discuss the best strategy to get your home sold.

JUST SOLD 289 Birchwood Drive, Moraga



This stunning four bedroom, two bath home in the Rheem Valley Manor offers amazing views of the Moraga hills and Mt. Diablo from almost every room. Sold for \$1,879,228; represented the buyer.

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Hints to help caulking go smoothly



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By **Jim Hurley**

Have you ever watched an artist work? I mean closely watch as they prepare the palette, carefully mix the color they need and then apply it so beautifully to their canvas in a smooth fluid stroke of the brush. Yeah, I can't do that. My real talent seems to be demolition, tearing out the wall of a room or removing tile floors. But, as a professional handyman, I am sometimes called upon to create a beautiful finish as well as smash things. That is where my love/hate relationship with caulking begins.

New construction ends with a perfect finish where there are no gaps or cracks in new tile or along the trim moulding. Over time though, things do move and shift and little cracks appear. One of the most frequent items on the "Handyman To-Do" list in homes is caulking. Caulking for the shower, around the tub, around the sink, or gaps around the house can be a DIY item for you, provided you want to try it. Here's what you need to know. Warning: there are some supplies to buy and it will take time.

First prepare the surface: Use a razor knife to cut away old caulking. A painter's tool or putty knife can also scrape off excess caulk. On tile or counter tops, a one-sided, safety razor blade (in the paint department of the hardware store) will also work to remove old caulk. After scraping away the old caulk, clean the surface with acetone to remove any remaining residue. The time and care you take to prepare the area is directly proportionate to the quality of your finish.

Next, choose the right caulk: You have two choices, Silicone or Latex caulk.

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