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# SIouxLAND HOMES MAGAZINE

 @SiouxlandHomesMag

Nov. 5 2022

## HOME OF THE WEEK

### 4531 Whitetail Court \$449,750

Enjoy this beautiful 1578 sq ft ranch with 2 bedrooms both with walk-in closets, 2 baths and 3 stall heated garage. LL has daylight windows for future finish. Enter this lovely ranch home to open floor plan with custom kitchen with island, quartz tops, walk-in pantry, \$4,500 appliance allowance, dining, and great room connectivity. Consistent LVT flooring throughout the space for versatile and flexible

living. Primary suite includes tray ceiling, plush carpets, custom walk-in closet, and 3/4 bath with walk-in tile shower and double vanity. Upgrades in this spec home: 74" fireplace, heated garage, quartz tops in kitchen and baths, 85 gallon water heater, rock landscape beds. You will love this floor plan. HOA \$250 per month.



For more information about the Home of  
the Week, contact:

**Pam Kavanaugh Edwards**  
712-259-4074 • Licensed in IA & SD



**10 YEAR TAX ABATEMENT**





## STYLE AT HOME



HANDOUT/TNS

If bright colors aren't your desire, this look of neutral hues, wicker and metallics might be the answer to your holiday wishes.

# Getting set for Thanksgiving

**KATIE LAUGHRIDGE**  
Tribune News Service

For many families (mine included), this year's holiday celebrations are going to look a little different. While I won't be hosting a grand dinner full of family and friends, I still want to make this Thanksgiving as special and meaningful as possible (because despite all the negative things about the year, we have so much for which to be thankful). One way I know how to do this (besides the copious amounts of food I am planning on prepping) is with decor. Dress it up or dress it down, this year is all about comfort. So whether you are dressing your table to the nines or leaving it to your everyday plates, here are a few of our Thanksgiving looks to inspire you (or to give you your design fix for the week).



HANDOUT/TNS

Dress up your table or dress it down, this year is all about comfort.

## Orange spice and autumn leaves

For this look we started with our fan-favorite Pumpkin Windowpane throw blanket

as a creative table covering. We love using throw blankets on our tables—not only are they multipurpose and easy to throw in the



HANDOUT/TNS

Throw blankets on tables are not only multipurpose and easy to throw in the wash, but they add a coziness to your dining area that is hard to match.

wash, they add coziness to your dining area that is hard to match. My favorite part of this setting is the natural wood touches that are stacked throughout; these elements add so much texture and warmth to the table. This tablescape reminds me of the most perfect days of fall when all of the leaves are brilliant, fiery shades of red, yellow and orange, but have not yet fallen to the ground.

## Gourd-geous metallic

If bright colors aren't your desire, this look of neutral hues, wicker and metallics might be the answer. This display is the perfect balance of rustic and elegance for a casual but special dinner. Here we used muted stems, like hops, to add freshness and foliage to the table and play up the wicker accents for a rustic feel. To create balance, we then placed metallic accents at each place setting and used our beautiful metallic wheat table runner to add sophistication to an otherwise somewhat simple display. While our pumpkins are made of fiberglass, this is an easy one to DIY with a bit of gold paint and a few mini pumpkins if that is more your style.

## It's a blue Thanksgiving

We recently partnered with a local remodeling company, Scovell, to make over a dining room in one of their newly renovated properties. We wanted to do something a little unexpected that would complement their light, bright space. I love pairing white with blue at all times of the year (chinoiserie is timeless!), so we sidestepped traditional fall colors and played up the crisp lines in the home with soft, neutral linens and textures. I love how the dark wood of the table and chairs adds such a beautiful contrast to the display.

Adapted from nellhills.com. Katie Laughridge is the owner of Kansas City interior

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## DEAR MONTY

# Why rent-back agreements work for homebuyers and sellers

**RICHARD MONTGOMERY**  
Creators Syndicate Inc.

**Dear Monty:** We just lost out on a house because the sellers needed time to move out after close for up to 30 days. We even offered to adjust the close date, but they were adamant. This practice is daffy. Do I sell you my washing machine but then get to use it for a month? Not having access to property that I own is not correct. Plus, will they take care of the house when they don't own it? There was another offer a few thousand over list price with a financing contingency. We had a cash offer at the listing price. Is renting back after closing a common practice?

Monty's Answer: The after-closing rent-back practice is common in real estate across the US. There is no comparison to selling a washing machine and a house. It also sounds like the rea-

son you lost the home may have been "a few thousand dollars" rather than the rent-back contingency. It could also be that they would have preferred the cash offer, but the failure to agree on the rent-back was enough to push them to the higher bid.

## Why Do Home Sellers Prefer To Rent Back?

Many real estate agents recommend delivering the property to the buyer at closing. While that is fine if the house is vacant, delivery at closing puts the seller at financial risk in most other circumstances. Here is a link to a sad story on the DearMonty website. <https://dearmonty.com/rent-back-clause-prevents-financial-disaster/>. Here are the reasons sellers should rent back:

- If the transaction fails to close,

the seller has made many unrecoverable financial commitments. Depending on your source, fall-thru rates around the US vary from 10 to 20%.

- The rent-back relieves emotional strain that otherwise builds as the closing draws near.
- There are several arrangements now requiring extra time to be unwound. The inconvenience carries frustration with it.
- The rent-back removes these risks.

## Why Do Homebuyers Agree to the Rent-Back

When the buyer and seller agree on the terms of the sale and the seller requires a rent-back, most home buyers (over 50% are coming from a home they recently sold) agree. They ac-

cept the rent-back request as a reasonable requirement. Here are the reasons home buyers agree:

- The document clearly outlines all the seller's obligations during their occupancy. Items such as physical damage, move-out date, utility payments, a daily occupancy fee, condition upon vacating are broom clean, lawn and yard maintenance and any other obligations.
- Escrow money from the seller's proceeds guarantees delivery to the buyer on or before a specific date. The seller must comply with all the terms of the rent-back agreement. These agreements usually include a holdback on the rent.
- It is a condition of the seller in the sale.
- When Home Sellers Should Use the Rent-back

- Here are the circumstances that make the rent-back contingency a handy tool:
- The buyer's offer has "any" contingencies.
- In the event of a buyer default, ensure the deposit is large enough to cover your potential financial losses (does your broker share in the defaulted earnest money?).
- The seller does not have a home ready to occupy at closing.

Richard Montgomery is the author of "House Money An Insider's Secrets to Saving Thousands When You Buy or Sell a Home." He advocates industry reform and offers readers unbiased real estate advice. Follow him on Twitter at @dearmonty, or at DearMonty.com

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## PLUMBER

# Modern residential wall-hung toilets have a hidden feature

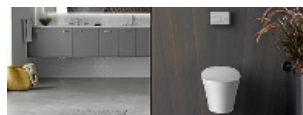
**ED DEL GRANDE**  
Tribune News Service

**Question:** Hi Ed: I recently read your article on making a bathroom feel open and airy by choosing space-saving plumbing fixtures. You briefly mentioned a wall-hung toilet with the tank hidden inside the wall. Can we have more details on this toilet?

— Billy, New York

**Answer:** While the concept of a wall-hung toilet with the tank mounted inside the wall has been around for a while, today's concealed tank toilets take space-saving and toilet technology to a new level.

First, the new electronic-type models are more than just a toilet because they



KOHLER/TNS

While the concept of a wall-hung toilet with the tank mounted inside the wall has been around for a while, today's concealed tank toilets take space-saving and toilet technology to a new level.

can include so many options. Aside from the extra leg room and the comfort height wall-hung bowl, features can include:

- A wall-mounted actuator plate with dual-flush settings
- Automatic flushing
- LED night lights
- Remote control

- Full bidet functions complete with self-cleaning UV light washing wand
- Warm air drying
- Auto-deodorizer
- Heated seats
- Hands-free seat lid opening and closing

All this plus the precious space-saving design help make a wall-hung hidden tank toilet a standout choice from the pack.

(Master Contractor/Plumber Ed Del Grande is known internationally as the author of the book "Ed Del Grande's House Call," the host of TV and Internet shows, and a LEED green associate. Visit [eddelgrande.com](http://eddelgrande.com) or write [eddelg@cs.com](mailto:eddelg@cs.com). Always consult local contractors and codes.)

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**RIVER VALLEY, NSC, SD**

**211 So Canterbury • \$519,750**  
3000 sq ft 3 bed/3.5 bath heated garage completion November 2022 New layout and new construction. Custom designed 1801 sq ft ranch w/ 3 bedrooms, 2 bath on main floor, located in River Valley, NSC, SD. Take advantage of SD tax structure. 1801 sq ft open concept design to enjoy and the concrete covered deck right off the kitchen. So much potential and main floor professional custom design choices already made. Master Suite features large closet & bath, w/ walk-in closet & the walk-in closet. Luxury vinyl tile floors, electric fireplace, island, solid surface counters, main floor laundry and walk-in pantry. Daylight windows in lower level for amazing future finishes and Sekin Rhino windows on the main. Upgraded counter tops throughout the home, heated garage and electric fireplace.

**WHISPERING CREEK, SC**

**10 YEAR TAX ABATEMENT**  
**NEW CONSTRUCTION**  
**2655 Albatross • \$729,750**  
2132 sq ft ranch w/ walk-out lower level. Main floor: 3 bedrooms, 2 baths, laundry and 3 stall heated garage. From your first step into this front entry and you are stunned by the wall of windows, hardwood floors, wooden beam tray ceiling and contemporary design elements and progress back to the electric fireplace. The open concept is total location and luxury all in one. There is a covered concrete back right off the dining area which is ideal for entertaining or enjoying that quiet cup of morning coffee. Primary suite features large walk-in closet & the bathroom has the walk-in shower and soaking tub. 10 year tax abatement.

**ELK CREEK, SC**

**10 YEAR TAX ABATEMENT**  
**5224 Lynx Court • \$475,000**  
New Floor Plan - Story & 1/2, 2441 sq ft, 4 bedroom, 2.5 bath, oversized 2 stall heated garage. Main floor primary suite, walk-in the shower & closet, dbl vanity, open kitchen w/ island, and 1st w/ fireplace & the surround, main floor laundry and guest 1/2 bath. Upper level has 3 large bedrooms, 2 w/ walk-in closets and full bath with dbl vanity. Convenient Sioux City neighborhood and Sp Bluff Schools. 10 yr tax abatement. HOA \$250 per month includes: Clubhouse, fitness center & pool, snow removal, lawn care, mowing/landscaping, irrigation. Design elements subject to change and availability.

**ELK CREEK, SC**

**10 YEAR TAX ABATEMENT**  
**4531 Whitetail Court • \$449,750**  
Enjoy this beautiful 1578 sq ft ranch with 2 bedrooms both with walk-in closets, 2 baths and 3 stall heated garage. LL has daylight windows for future finish. Enter this lovely ranch home to open floor plan with custom kitchen with island, quartz tops, walk-in pantry, \$4,500 appliance allowance, dining, and great room connectivity. Consistent UVT flooring throughout the space for versatile and flexible living. Primary suite includes tray ceiling, plush carpets, custom walk-in closet, and 3/4 bath with walk-in the shower and double vanity. Upgrades in this spec home: 74" fireplace, heated garage, quartz tops in kitchen and baths, 65 gallon water heater, rock landscape beds. You will love the floor plan. HOA \$250 per month.

**New "build-to-suit" lot listings:**  
2644 Albatross/Lot 25 Claret View - \$142,900  
2682 Albatross/Lot 27 Claret View - \$162,900  
17 Spanish Bay - Dakota Dunes - New Price - \$285,000

**If you aren't working with an agent, you are missing out.**  
**Pamela J. Kavanaugh Edwards**  
Broker Associate • Licensed in IA & SD • Cell: 712-259-4074  
335 Sioux Point Road Dakota Dunes, SD 57049  
[www.dunesrealtysouthland.com](http://www.dunesrealtysouthland.com)



JAMES DULLEY

# Steps to solder copper pipe fittings yourself

JAMES DULLEY

Creators Syndicate Inc.

**D**ear James: We are remodeling our living room and adding a wet bar. I can install plastic drainpipe easily, but do you have any advice for soldering copper supply line piping? — Brianna G.

Dear Brianna: Trying to solder copper pipe fittings for the first time can be intimidating. It actually is quite easy to do with proper preparation of the pieces. You will be working with a propane torch to heat the pipe, so always have a fire extinguisher and bucket of water nearby.

Don't be scared by soldering. The actual process uses capillary action, similar to the way plants draw moisture through their roots. It is really kind of fun to watch. When the pipe gets hot and the solder melts, the capillary action draws it into the joint.

Plumbing work with copper is one task that requires planning before attempting to solder any of the pipes. Cut and bend all the pipes and carefully fit them together first.

Cut the pipe with a simple, safe tubing cutter that you spin around the pipe. Each time you spin it around, tighten it a little more until it cuts through. Go slow at first until you develop a feel for using it. Don't get discouraged if you crush your first, second, third piece. You will catch on to it eventually.

After fitting, take the pieces apart. Cleanliness and surface preparation is important for the capillary action to work properly. Don't start this task if you are rushed for time because you will just end up spending twice as long redoing it. I know from experience.

Use plumber's sand cloth or fine sandpaper to clean off the end of the pipe. It should be bright when you are done. Be careful if you are using sandpaper not to remove much material. If the joint between the

fitting and the pipe is loose, the solder will not draw properly.

Take a fitting brush and clean the inside surface of the fitting, where the pipe slides in, until it is bright. Blow out any dust and slide the fitting over the end of the pipe. It should be a nice snug fit.

At this point, I always lay a couple of sheets of aluminum foil under the area where I plan to solder. Once you solder a piece or two, you will not have problems, but the first time some hot solder may drip down. The foil helps protect the floor.

Open the small tin of paste flux and spread a thin coating on the end of the pipe and the inside of the fitting. When the flux gets hot during soldering, it chemically cleans the surfaces for a good bond. It is not dangerous to use but keep it out of your eyes.

Now you are ready to solder. Put the fitting over the pipe and light the propane torch. Heat the fitting, not the pipe. The tiny blue flame inside the larger flame should touch the fitting. The flux will start to bubble. Don't overheat it or you may burn the flux, making it ineffective.

Once the flux stops bubbling, usually about 20 seconds, touch the solder to the joint. It should begin to melt almost instantly. Remove the flame and watch the solder disappear into the joint. Apply the solder for five seconds maximum.

At this point, you can use a wire brush to clean off any excess molten solder that is hanging at the joint. This extra solder is not a problem, it just does not look like a professional job. Wait several minutes for the pipe to cool before turning on the water or you may blow out the solder.

Send your questions to Here's How, 6906 Royalgreen Dr., Cincinnati, Ohio, 45244, or visit [www.dulley.com](http://www.dulley.com).

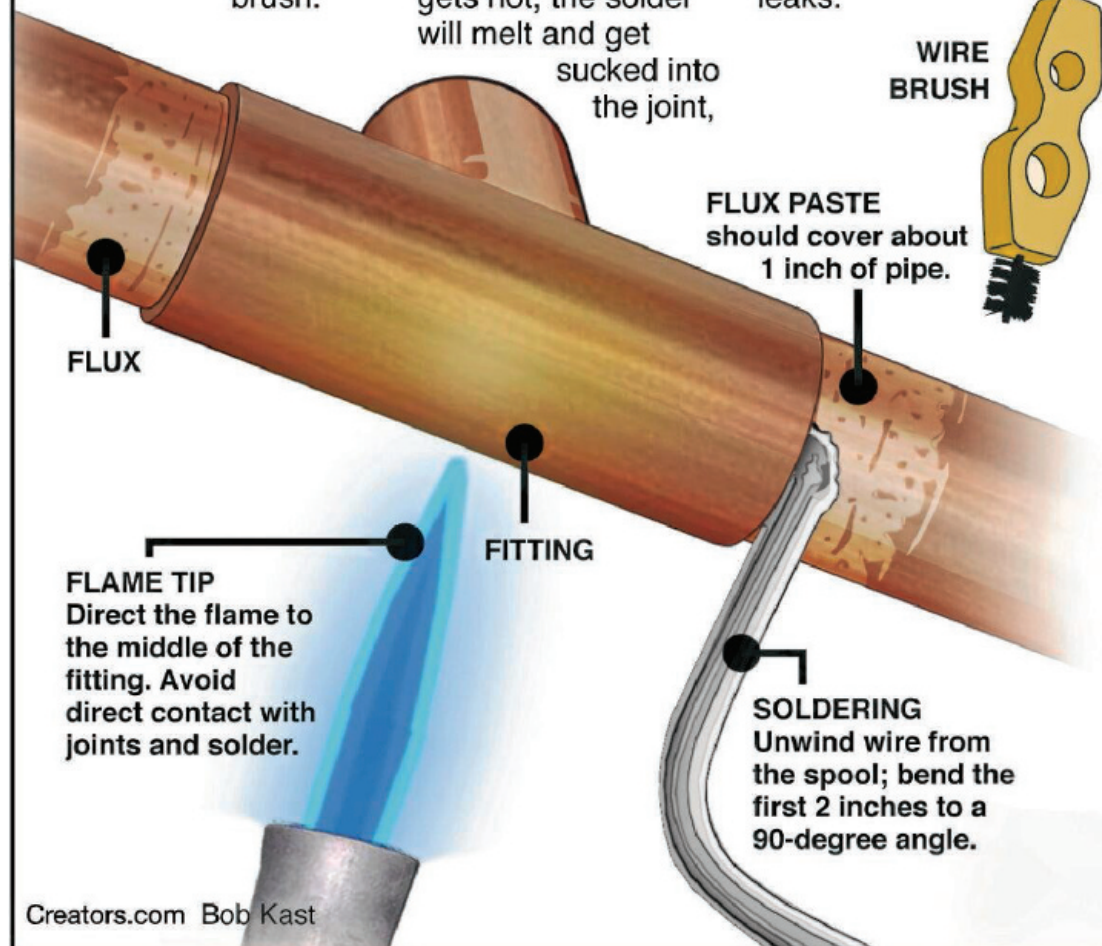
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## HOMES Do-it-Yourself

### Soldering

Working with copper pipe demands some basic skills. The keys to success are practice and planning. Here are some tips and suggestions for soldering copper pipe.

- 1 Prepare surface of pipe with a wire brush or emery cloth.
- 2 Apply a layer of soldering paste (flux) to the end of the pipe using a flux brush.
- 3 Hold flame tip against the middle of the fitting for five seconds, until soldering paste begins to sizzle.
- 4 Touch solder to the joint. As the pipe gets hot, the solder will melt and get sucked into the joint.
- 5 After solder hardens, wipe with a cold, wet cloth to cool pipe. Turn on water and check for leaks.



Creators.com Bob Kast



**JOSEPH PUBILLONES**  
Creators Syndicate Inc.

Today more than ever, people are concerned about the environment. Every day, they demand construction and goods and services that are made ethically, socially conscious and environmentally sustainable. Architects, designers and manufacturers with visions of the future are responding with creativity and innovation to demonstrate that design can contribute to a more promising future without sacrificing a bit of style. There still is hope.

We believe that everyday products are the biggest culprits of global warming and pollution, and that is only one aspect. Buildings are the main culprits, in terms of global energy and pollution. Today's architects and designers are confronting this fact with the desire to remedy the problem with efficient constructions, new and alternative sources of energy and an increase in the use of locally sourced and recycled materials.

The dangers of a disposable culture worsen with businesses that



## Embrace the hope of **SUSTAINABLE DESIGN**

create products to self-destruct at a time determined, which pleases corporations and shareholders but does not respect the consumers or the planet. Slowly but surely, con-

sciousness is on the rise as we reject the cynicism of planned obsolescence and devise objects and designs made to last. Many emerging designers are using sustainability as

a guiding principle, and even established brands are taking steps to re-examine their production methods and increase their green credentials.

Renewing historic buildings is a great endeavor and can help revive and preserve neighborhoods, even in old dense urban centers where abandoned structures are best thought to be torn down. Historic buildings, houses and neighborhoods are the soul of a city. These old buildings and places help form the identifying character of a particular area and are a standing record of the area's history. The materials removed from the renovation of old buildings can be recycled, given new life and new ways of use. Renovations have spawned new business, such as creating with reclaimed and recycled wood and other salvaged items.

While products made in a sustainable way have always been viewed more as experiments than objects of design, a refined aesthetic can be combined with a radical approach toward sustainability. Rethinking and creating an awareness in consumers who are

building a home, restoring one or even just decorating is a must.

Trying to create a more sustainable world is a process that requires education, vision, humility, conscience and commitment to undo the damage already done and to revolutionize the way we live through small steps with the hope that they will lead to a great leap. Doing good to the Earth does not mean we cannot have beautiful things or build a luxury house or decorate our homes the way that we like. It simply means that the time has come to do our part to help combat the effects of global warming. Architects, interior designers, decorators and homeowners need to work hand in hand toward designs that can withstand and lift us. Design offers hope. Embrace it.

Joseph Pubillones is the owner of Joseph Pubillones Interiors, an award-winning interior design firm based in Palm Beach, Florida. His website is [www.josephpubillones.com](http://www.josephpubillones.com).

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## DESIGN RECIPES

## The secrets of shelf dressing

CATHY HOBBS

Tribune News Service

From built-in to portable shelving like bookcases, often there is a design dilemma as to the best way to dress shelves.

There is, in fact, an art to shelf dressing, a rhythm that can be created and repeated, through a thoughtful selection of accessories. Have shelves that you don't quite know how to fill? Here are some top tips.

## Do's

1. Do be very thoughtful and careful with your selections, as opposed to choosing items randomly.

2. Do look for similar colors, finishes and tones.

3. Do incorporate elements such as greenery and blooms to help add interest and texture.

4. Do use bins and baskets when looking to fill larger areas on shelves.

5. Do use books to help act as filler. A popular design technique is to pair books of similar colors together, wrap books or turn books spine side in.

## Don'ts

1. Don't be afraid to use contrasting colors, dark items on a light-colored shelf for example can really help provide an inviting accent.

2. Don't overdo it. Less is more.

3. Don't forget that shelving can also be an opportunity to highlight a curated selection of collectibles.

4. Don't be afraid to leave shelves empty. Instead intentionally leave certain shelves bare when looking to create a visual sense of rhythm.

5. Don't overlook interesting ways to create shelving, such as using skateboards or reclaimed wood placed on brackets.

(Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at [info@cathyhobbs.com](mailto:info@cathyhobbs.com) or visit her website at [cathyhobbs.com](http://cathyhobbs.com).)

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SCOTT GABRIEL MORRIS/HANDOUT/TNS

A blend of books, ceramics, accessories and framed prints helps to create appealing vignettes for built-in shelving.

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SCOTT GABRIEL MORRIS/HANDOUT/TNS

Sparkling water, glasses and appropriate bar accents help to make this area both aesthetically pleasing and "party ready" for guests.



# Fall is the time for garden and tool cleanup

JEFF RUGG

Creators Syndicate Inc.

There is still plenty of time to do some important gardening work before winter arrives. In your annual, perennial and vegetable beds, it is often a good idea to remove dead stems and leaves from any plants that had insect or disease problems. This will help slow the spread of these problems next spring. If you have a big compost pile that will break down the material, then go ahead and compost it. If the pile will not fully heat up to kill the cause of the problems, it may be best to bag and remove it. Burning the material may be acceptable in some areas. Speaking of fire, if the dead matter will increase wildfire risk, then it should be removed.

Plants that did not have problems can be left if they will provide some color or shape in the winter flower bed. The dead leaves and stems will provide some protection from cold, dry winds. Any seed heads that provide food for birds and that won't spread the plant all over the flower bed can be left. The dead material may need to be removed in the spring if you'll be applying mulch then as well.

Good garden tools can be very expensive, so it is a good idea to take care of them. During the summer we often neglect the tools because we think we will be using them again in a few days. You won't be using most of your garden tools this winter, so spend a little time removing all the dirt from metal surfaces. Wipe a thin coat of oil on the metal.

Wood handles can dry out and start to splinter. Give them a light sanding and then wipe a thin coat of oil on them. I prefer to use boiled linseed oil as it soaks in and doesn't leave an oily residue. I don't like varnishes and urethanes that create a coating on the surface. The coating scrapes off and then starts to peel off. It forms sharp edges that can scrape the skin. Store wooden tools in a shed or garage, not hanging on the outside wall of the shed.

Lawn mowers are often simply put away after the last mowing instead of being cleaned and then put away. Turn the mower over to clean all the grass from under the deck. Layers of grass can keep moisture against the metal and cause rust holes.

A gas-powered lawn mower's engine may need to be serviced. Take it to a lawn

**GARDEN Hints and Tips**

## Garden Tools

As the growing season ends and gardeners mow, snip and spade for the final time this fall, it's time to think of proper cleaning and storage of all that equipment.



Disconnect the spark plug before doing maintenance.

**Tips for storing tools for the winter:**

- Store tools up off the ground and in a dry spot.
- Check blades of cutting tools. Sharpen with a stone or electric sharpener and lubricate for winter storage.
- Drain water hoses and hang them on hose supports rather than hanging them on a nail.
- Gasoline engines require additional care. Drain fuel before storing over winter or add a gas stabilizer to the fuel tank to prevent corrosion. Clean or replace air filter. Check spark plug and replace if worn.

- Store pesticides out of reach of children and pets. Store dry pesticides in plastic bags. Liquid pesticides should be stored in a location that will stay above freezing.
- Remove caked-on soil or vegetation from all tools using a wire brush, scraper or a strong stream of water.
- Wheelbarrows, carts and wagons may also need some attention before winter. Grease wheels to protect bearings and prevent squeaking. Clean them thoroughly and repair scratched areas with touch-up paint.

Creators.com Bob Kort

mower repair shop in the winter when you are not in a rush to get it back. Drain the gas tank or use a gasoline stabilizer. Remove the spark plug to clean it and if necessary, replace it.

Some gas mowers have batteries, and there are of course battery-powered mowers. The batteries will last longer if they are not stored in an outdoor shed or left out in the open. Some may even need to be plugged in and maintained if stored unused for months at a time. Battery terminals and wires should be inspected and cleaned.

All lawn mowers should have their blades sharpened before spring. If the blade has some large nicks, it may need to be replaced. Lawn mower blades are not sharpened like a knife to a very sharp edge, as the edge will dull quickly. They are sharpened like an ax with a blunt yet still sharp edge. It is often a good idea to have the blade professionally sharpened even if the whole lawn mower is not going into the shop over the winter. Once it is sharp, wipe the whole blade with oil to prevent rust.

Email questions to Jeff Rugg at [info@greenview.com](mailto:info@greenview.com).

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### WHISPERING CREEK LOTS



**2644 Albatross Ridge**  
**\$142,900**

**2682 Albatross Ridge**  
**\$162,900**

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## ASK ANGI



DREAMTIME

Storms and high winds can cause tree damage that needs to be addressed immediately, but don't skip checking licensing and qualifications. (Dreamstime/TNS)

## How to handle **emergency tree service**

**PAUL F. P. POGUE**  
Ask Angi

**W**hen storms roll in, damage trees and drop heavy branches in your lawn, you need to address the problem as quickly as possible. This is even more important if a storm-damaged tree poses an imminent threat to your home or property (or someone else's!)

Experts recommend you follow three steps when storms cause tree damage:

1. Make sure everyone in the house and around it is safe.

2. Contact your insurance company for guidance. Your agent can explain how your policy covers tree damage and if they have specific steps you must take to be covered.

3. Contact a tree service company to do the work as quickly as possible.

Even if you don't have a fallen tree, you could have a dangerous situation when a storm hits. Once high winds have died down, take a walk around your property and inspect the trees for telltale signs of damage. Check carefully for dead wood, deep splits in the bark, signs of decay and weakened branches.

If you see something that concerns you, contact a professional.

Fortunately, many tree service companies offer emergency service and 24-hour phone lines, so you should be able to reach someone quickly. Different states and cities have their own regulations regarding who can work on trees, and some areas have no regulations at all. Make sure whoever you hire holds all the licensing needed to do this work. In an emergency, it can be tempting to hire the first person who returns your call. But with trees and branches, a poorly executed job can be more dangerous than no job at all.

In addition, accreditation with the International Society of Arboriculture or the Tree Care Industry Association demonstrates a company or individual who takes their work seriously.

Most tree removal jobs cost between \$400 and \$1,200. Larger and more complicated jobs might come closer to \$2,000. Several factors will impact this cost. Tree size is the most important, followed by how much space your pro has to work. If they have to work around nearby power lines

or close to the home, it will take longer to complete the job.

This cost doesn't always include stump removal, which can run between \$100 and \$400 on its own.

Of course, depending on the problem, you might not need to remove the tree entirely. If a tree has been seriously damaged but remains standing, a tree professional can reinforce it with bracing or carefully trim damage to preserve the tree's main body.

One more thing: Insurance and legal liability can get extremely fuzzy when a tree or branch falls from one property into a neighbor's yard. In many cases, the property owner where the tree actually landed might be liable for damages and removal unless the tree fell due to negligence on the part of the property owner. When this happens, talk to your insurance company immediately so they can help you sort out the matter.

Tweet your home care questions with #AskAngi and we'll try to answer them in a future column.

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# THINKING OF SELLING YOUR HOUSE?

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