



**Sharon Kulbacki, Broker Associate**  
I've been a trusted member of the community since 1981



**Your Property Source**  
620 E. Bidwell St – Folsom  
95630

I've proudly served our local  
real estate community  
since 1991 DRE 01100328

**Placer/Sacramento Board of Realtors**  
**Outstanding Lifetime Masters Club Member**  
916 705 5715 cell or text  
**March 2019**

**Comparisons to Last Month's Production and Same Month Last Year**  
**Single Family Homes Only (No Condo or Half Plex Units) These are Averages not Median Prices**

The following stats were taken from MetroList Services and provided by the Sacramento, Placer and El Dorado Counties Board of Realtors

County	MLS Reported Units Sold Jan 2019 & Dec 2018 Plus Jan 2018 With Change from Previous Month				Average DOM* January 2019, December 2018 Plus January 2018 With Change from Previous Month				Average Sales Prices/Difference Jan 2019, Dec 2018 Plus Jan 2018 With Change from Previous Month			
	Jan 19	Dec 18	Jan 18	Change	Jan 19	Dec 18	Jan 18	Change	Jan 19	Dec 18	Jan 18	Change
Sacto	849	1,076	1,116	-227	40	37	31	+3	385,484	403,419	377,404	-17,935
El Dorado	133	164	161	-31	66	49	52	+17	511,735	547,778	503,537	-36,043
Placer	320	365	283	-45	38	44	49	-6	503,322	539,744	507,293	-36,422

**Do It Yourself or Save it for the Professionals?**



Many homeowners are attracted to do-it-yourself home projects, particularly members of younger generations, according to the National Association of REALTORS®' "2019 Remodeling Impact Report: DIY." In fact, homeowners may even be happier when they DIY than when they hire a professional to handle a project.

Homeowners reported a "joy score" of 9.9 for projects they do themselves (joy scores range from 1 to 10, with higher scores indicating greater joy). Projects completed by professionals rate slightly below, with a 9.6 joy score. Homeowners who take on projects themselves report a greater sense of accomplishment with a finished project, too.

The top reason homeowners who participated in the survey cited for undertaking a DIY project is increasing the functionality and livability of the home. That's followed by increasing the home's aesthetics or adding durable, long-lasting materials and appliances, the survey found.

"One of the pleasures of homeownership is the ability to take on projects to customize a house that truly make it your own," says John Smaby, NAR's president.

Nearly three-fourths of Generation Y and millennials, as well as more than half of Generation X and baby boomers, choose to do DIY home projects.



Consumers are more likely to take on a DIY project for a pet than to undertake a general home project on their own, according to the survey. The most popular pet-driven renovations were fence and laminate floor installation, and the addition of dog doors.

**Highlights of the  
2019 Remodeling Impact Report: DIY**

Homeowners and renters remodel, redesign, and restructure their home for a variety of reasons. This report takes a deep dive into the differences between remodeling when hiring a professional compared to individuals who "do it yourself" (DIY).

More than half of all home projects were done by hired professionals, compared to 56 percent of pet projects, which were DIY projects.

Forty-one percent of consumers preferred hiring a professional on a project when they wanted the finished product to have better functionality or livability.

Projects that reflected adding the consumer's personality to their home were twice as popular to DIY than hiring a professional. Small upgrades can help make the most of a home's living space, and possibly boost its value. Tackling these small improvement projects yourself can also save a lot of money.

Do your homework before starting any project requiring plumbing, electrical, structural changes or replacing/retrofitting for new appliances (including water heaters). If these projects aren't done correctly, they can also cause a nightmare of building code violations that will render the original savings useless.

## Five of the most common DIY building code mistakes

1. Not getting the proper permits. Sure, not all home improvement projects need a permit, but it's better to be safe than sorry. Before starting your DIY project, you should discuss the details with a local building authority. Think about it this way, if your project has a permit it will be inspected by an expert, it will adhere to energy and water standards, and you won't be in danger of having to redo anything if you decide to sell. Not getting a permit means DIY mistakes "may be discovered by an inspector when you try and sell, putting a big damper on your plans. You may be required to fix any problems (with added expense) before a buyer will consider making an offer. And if your buyer should later discover fixes that aren't up to code, you could be sued for repairs and damages," Riha points out.
2. Forgetting to test for dangerous materials. Lead paint and asbestos are two risky and strictly regulated materials still found in homes. This is a definite "need to know". Independent testing facilities can be found in most cities and for a small fee, can show if asbestos is present. If you want to test for the presence of lead, DIY lead test kits are cheap and easy to use.
3. Failing to fasten deck ledgers. The good news: building a deck is fairly easy DIY project. The bad news: the most challenging step, fastening the deck ledgers, is one of the toughest and most important. Avoid securing the ledger to the house with old fastening techniques like plain nails, and make sure to keep water from collecting behind the ledger so the wood doesn't soften and rot.
4. Not making a garage into another room. There are many reasons not to convert a garage. Resale is the most important one. Heating and air conditioning ductwork, firewall damage (sheetrock in garage) once you punch through it as well as dealing with a stem wall and potential for intruding water during heavy rains. Even making an office in the garage can be dicey. If you do have a washer/dryer hookup in your garage, simply boxing the area off with new sheetrock and no wiring changes could be the best bang for your buck.
5. Ignoring the rules for fence height. While in some instances you want to avoid seeing your neighbors at all costs, but unfortunately the law is not on your side. In fact, fence height arguments are one of the most common complaints to local building and planning departments. Most codes limit fences on the sides and in the back of property to 6 feet, and 42 to 48 inches in the front. Failing to follow these standards will result in a complaint and most likely, your fence will be torn down.



**Before you start *any* renovations** outside of your home including landscape materials (yes plants too), check to see if you have any restrictions included in your title documents.

Even planting a pine tree or pouring a concrete patio in your backyard can cause havoc. Strict Home Owner Associations may periodically check your yard for unapproved changes and will make you tear everything out without ANY legal consequences! Be aware!

If you aren't sure what you can do, call your local realtor and ask if they can find any restrictions on your property. These are called

CC&R's or Conditions Covenants and Restrictions included within your transfer documents when you purchased.

Your realtor will most likely go to a local title company where they have a relationship and gain access to what pertains to your individual property.

Don't fool yourself into thinking that if no one can see it from the street that it will be okay and you are entitled to do whatever you want.

Utility easements, set backs due to local ordinances and community regulations (especially if you live on a corner) can also be a big head-

ache. Your local building department can give you anything to help decide where to put that garden shed or treehouse for the kids.

Again, your realtor is a great source of information. Don't feel obligated! Just share that you don't know where to start. It's a great relationship builder that your realtor should appreciate while helping you!

A helpful realtor may be more approachable and it's more likely you'll turn to them when it's time to sell or buy another home.

We work for you the consumer and want to built valuable relationships in the community!



**Thinking of Buying or Selling?**  
Always use a full service agent! Give me a call and let's discuss your goals and create a path to make them a reality.

*Sharon Kulbacki, Associate Broker—916 705 5715  
DRE 01100328*

SRES 

**CNE** 