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Sam's Special Points:

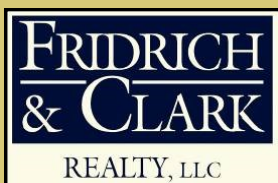
"Everything good, everything magical happens between the month of June and August."

~Jenny Han

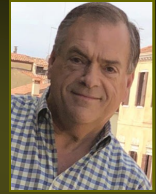
Other Summer quotes:

- "Summer afternoon—summer afternoon; to me, have always been the two most beautiful words in the English language."
~Henry James
- "Summer bachelors like summer breezes are never as cool as they pretend to be."
~Norah Efron
- "I just wanna lie on the beach and eat hot dogs. That's all I ever wanted."
~Kevin Malone, *The Office*
- "Because a little bit of summer is what the whole year is all about." ~John Mayer - 'Wildfire'
- "Some of the best memories are made in flip-flops."
~Kellie Elmore, Author
- "Summertime and the livin' is easy." ~George Gershwin
- "Summer's lease has all too short a date"
~William Shakespeare
- "If Summer had one defining scent - it'd definitely be the smell of barbecue."
~Katie Lee, Chef.

A Christmas gift from my Clarksville family crew was to have a casual, full family photo made at the Belle Meade entrance to Percy Warner Park. We did it on a recent Sunday afternoon at 6:00 pm. There were a total of 15 of us; eight adults and seven children, ages 9 to 1 year. It truly was a heartwarming experience for us to all be together and happy – realizing families come with many forms, shapes and characteristics, but love still binds us together.



Room to Grow...



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12 Tips for Home Maintenance During the Summer

For many of us, summer signals a time to relax by the swimming pool or lake, read under a tree or umbrella, or take a nap on a cool porch. For homeowners, many of us attempt to make repairs this time of year before fall and winter weather sets in. For those of us who own homes, maintenance comes with "an ounce of prevention is worth a pound of cure" mindset, which is particularly appropriate. Here are some really good tips for summer maintenance.

1. Clean or replace filters, kitchen hood vents and grills. Items such as these should be done on a quarterly basis but at a minimum do it once a year during your summer check-up.
2. Have your roof inspected. If your roof is more than 10 years old, it's time to have it checked for potential damage.
3. Adjust doors and tighten loose handles. Temperatures and humidity influence the functionality of doors and handles. In the summer, moisture and humidity can cause doors and handles to expand and stick, and in the winter, drier and colder conditions cause doors and handles to shrink and loosen.
4. Check your windows, screens and doors. Make sure they close and seal properly.
5. Inspect your showers, tubs and replace caulking if required. Replace broken or missing caulk to prevent water from seeping into walls where it remains until water damage has taken hold. A \$6.95 caulk gun replacement is preferable to a \$695 repair for moisture damage behind walls.
6. Check your landscape. Make sure trees and shrubbery are not rubbing or touching the roof or sides of your home, because they could cause damage during a storm.
7. Do an exterior visual inspection. Look for any issues needing to be corrected before the fall season. When weather conditions are favorable, it is easier to inspect for problems with decks, roofs, gutter, mortar or foundation cracks, and the warmer temperatures are also favorable for making the repairs. In cold weather materials like roof shingles can become brittle.
8. Inspect gutters and downspouts. Make sure they are clear of debris, are secure and drain properly; add gutter guards or screens to help keep debris out or find someone who can remove manually.
9. Check the grade around your house. Make sure the ground is sloped away from your house and downspouts flow away from your foundation to prevent water from seeping into or underneath your home.
10. Do a safety inspection. Clean out your dryer vent and check your washing machine hoses, which are under considerable pressure all the time. If they are old and need to be replaced, a simple inspection can prevent a major water/house flooding situation.
11. Check your attic. Inspect and add attic insulation. It should be R-38 or better in this locale. Make sure your attic is well ventilated; it will prolong the life of shingles, and reduce attic heat and moisture.
12. Consider pressure washing. Pollen, dirt and environmental factors take a toll on the exterior of a home. Pressure washing siding, windows, masonry, walkways, brick and flagstone patios prevents environmental chemicals from breaking down mortar, paint, seals and joints, which protect a home from moisture leaks.



Because of the nature of my business, I have contact information for good, reliable tradespersons who could help with repairs. Our household engages a home inspector about every other year to do a modified inspection of our home to stay on top of these issues. While the inspection will cost \$550-\$750 (depending on the size of your home), it is money, in my humble opinion, well spent. An ounce of prevention is truly worth a pound of cure!

Please give me a call @615.210.6057 if I can help you with any real estate connections.

Sam's Latest Hits and Tips

Summer is here in its full glory and, for our household, it's a time for easy traditional meal fare. Here are some oldies but goodies.

Joe Murphey's Pancakes

1 cup of plain flour	2 tablespoons baking powder
2 tablespoons sugar	1/2 teaspoon salt
2 whole eggs	2 tablespoons of Wesson Oil
1 cup whole milk	

Mix by hand all dry ingredients in a medium bowl. In a small separate bowl mix eggs, oil and milk until combined. Pour wet ingredients into dry ingredients and mix until combined but leaving some lumps. (Don't over mix until completely smooth or you'll wind up with a tough pancake.) Pour approximately 1/3 cup of batter per pancake on a well-oiled flat grill. Cook until bottom is set and gently flip pancake over. Cook for approximately 1 minute. Stack up pancakes with butter on each layer.

Lemon Drop Martinis

1-1/2 cup fresh lemon juice	3/4 cup sugar
12 oz. Citron Vodka	1/3 cup Limoncello

Mix juice and sugar in a small pan over low heat. Cook, stirring until sugar is completely dissolved. Let cool in refrigerator. Mix 3/4 cup of lemon syrup, vodka and Limoncello in cocktail shaker. Shake. Chill in freezer for 8 hours prior to serving in chilled martini glasses. Be careful ...

A recipe to Start your day and One to End!

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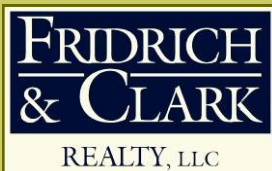
Welcome to Sam Coleman's newsletter

Room to Grow ...

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NAR's Yun: "Uncertainty for the Housing Market"

Lawrence Yun is the Chief Economist for The National Association of Realtors (NAR). He has the ultimate renown about the economics of housing in the United States. He is one of those folks in the profession, like EF Hutton, when Yun speaks, everyone listens, and is frequently mentioned in this tome. Here are his most recent observations:

"This year has already thrown some curveballs, including record-low inventory and unyielding inflation." He further states that "...inflation will persist and in turn cause strain for would-be buyers." He also allows that external economic factors will negatively impact the market, both indirectly and directly. "The Russian-Ukraine war and escalating fuel prices have contributed to further housing unaffordability for buyers." The rapid increase of mortgage rates, along with other anti-inflationary actions from the Federal Reserve will, most likely impact the housing market and economics. Mortgages now compared to just a few months ago are costing more money for home buyers. For example, for a median-priced home, the price difference is \$300-\$400 more per month, which is a hefty toll for the working family.

NAR calculates purchasing a home is now 55% more expensive than a year ago. The rising mortgage rates and prices hurt affordability and, although wages are improving, Yun says they are wiped away due to inflation. It is believed that inflation will remain elevated and the market will see further monetary policy tightening through a series of rate hikes. Yun predicts the higher mortgage rates will slow the housing market. Some evidence of the slowing is already showing in the Nashville market.

Call, text 615.210.6057 or email @slc.samcoleman@gmail.com to talk real estate.