



FRONT PORCH NEWS

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If you think hiring a pro is expensive...

Just wait 'til you hire an amateur! As the saying goes, hiring the wrong help around the house can be worse than paying more in the first place. If you need a referral to a good handyman, painter, housekeeper, etc., drop me a text.

317-319-9012



Being polite to AI

Some people are so steeped in courtesy they'd thank their teapot for heating their water.

Do you say "please" and "thank you" to Alexa or ChatGPT? Your friends might roll their eyes, but science says it's a sign of your upbringing—and maybe your empathy, too.

According to MIT research, those gestures toward AI aren't necessarily a sign that you think AI *cares*. Saying please and thank you is a reflex that we shouldn't dampen. It's a beneficial trait in the real world and we should embrace our comfort with being polite to our tech. Since it doesn't care, do as you please.

Maybe your smart speaker is the best place to practice being human.



Given up on buying? Your turn will come!

More people are aging in place, settling comfortably into their paid-off homes — leaving many younger buyers wondering when it will be their turn to build that kind of equity. Not just financial equity, but the equity of security: the peace of mind that comes from knowing your housing and community needs are met.

In markets where prices have far outpaced incomes, some first-time buyers have stepped back. If that's you, remember — markets change and circumstances change. Real estate remains one of the best long-term investments you can make, alongside education or training, a strong relationship, and your health.

Stay in the game:

- Set a clear savings goal
- Identify your comfortable price range
- Scout new locations with potential

And don't be afraid to start smaller or farther out than you hoped if the area is rising in value or offers other strong benefits. **Want to map out a real estate strategy? Text me, and we'll set up a time to talk. Remember, Dream + Plan = Goal.** ~Tim, 317-319-9012

What NOT to update before selling your home

Unless you plan to completely renovate your home, chances are you'll only be making partial upgrades before selling. Which ones do you choose?



Would you choose a modern penthouse with sleek glass walls...or a historic home where every room tells a story?

On the one hand, there's the pleasure of settling into your elegant Minotti couch with a deep sigh, enjoying your secure, climate controlled Four Seasons Residence overlooking the city lights.

And on the other hand, there's the more textured pleasure of a classic heritage home with history—one that's sheltered many generations, heard countless feet stepping across its creaky floorboards, and filtered decades of sunlight through old casement windows.

Either home could cost you millions. Which would you choose?

Even if you're not in the market for a multi-million-dollar home, let me know what unique home and location would be right for you. Or jump onto my website now and do a quick local search. www.LordRealEstateGroup.com



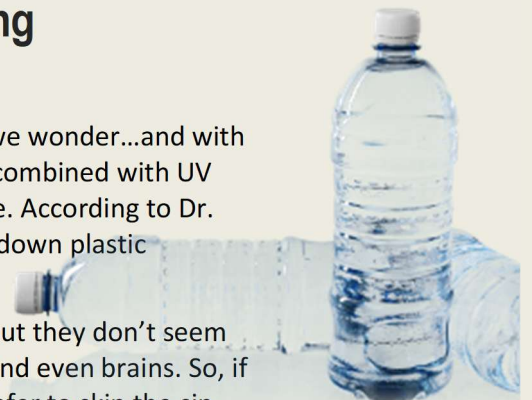
September Quiz Question

Which word in the dictionary is always spelled incorrectly?

You know that water bottle that's been sitting in your car all summer...

Is it still safe to drink? The more we hear about microplastics, the more we wonder...and with good reason. The heat inside a car can soar past 120°F, and when that's combined with UV light streaming through the windows, plastic bottles don't stand a chance. According to Dr. Beizhan Yan, a plastics researcher at Columbia University, UV rays break down plastic polymers into tiny fragments that can leach into your water.

We still don't know exactly what those microplastics do to our bodies—but they don't seem to leave. A 2025 study found them embedded in human kidneys, livers, and even brains. So, if that bottle has been rolling around your back seat all week, it might be safer to skip the sip.



Just for Fun: Flies and Frogs

Two frogs were sitting on a lily pad when a fly came along. One frog put zapped it with his tongue, ate the fly, and started laughing.

Soon the other frog ate a fly and the two frogs burst out laughing together. As time went on, the frogs enjoyed more flies, and eventually just the sight of a fly would cause them to double up with laughter (if it's possible for frogs to double up!).

Some time later, third frog hopped up to the first two and asked what was so funny. The first frog answered "Time." "Huh?" asked the third frog. The second frog explained:

"Time's fun when you're having flies."

You're the Best— Thanks!

I'm grateful to all of you who you have been part of my business world. A special shout-out this month to...

Quiz Contest - Win a FREE Coffee Card

Email me the answer to the question on **page 2**. Put the word **QUIZ** in the subject line. tim@lordrealestategroup.com

- **Last month's Q&A:** *You put a small bead inside an empty bottle. Then you block the opening with a cork. How can you remove the bead without removing the cork or breaking the bottle? Push the cork into the bottle.*

Congratulations to last month's winner!



Maintenance Word Search

T O O L S F B L U H W I X T
 L N G I E E Z I R E T N I W
 G E I U K O Y L L W V I Z X
 N X L A T N A M Y D N A H F
 E D Z R P T F R R C A U L K
 R N I Y O I E O E X W F H C
 F K X O L O I R F M A S M S
 R Z Y T C R F H S U O O R C
 Q P E Y E Z J I C P A D O H
 D R M T M Z B E N R V E E J
 S N X W Y G T Y Q G O W Q L
 A E H M L S T F U R N A C E

CAULK	FURNACE	REMODEL
EXTERIOR	GUTTERS	ROOFING
FAUCETS	HANDYMAN	TOOLS
FILTERS	PAINT	WINTERIZE



Mini-nuclear reactors coming soon

Driving along the southern California coast near Camp Pendleton, you can spot two massive oval concrete domes—the remains of the San Onofre Nuclear Station, decommissioned in 2013. Its spent fuel is still stored onsite and will remain radioactive for thousands of years before becoming harmless.

Now, nuclear power has gone micro, with units small enough fit on a flatbed truck and generate one megawatt of power—enough for 1,000 homes or an industrial facility. Proponents say modern safety features and materials make them safer than older plants.

Critics aren't convinced. Small doesn't mean harmless; a rupture could still be disastrous, and these reactors produce the same long-lived nuclear waste as larger plants.

Cheap, "clean" energy sounds tempting, but would you want a mini-reactor in your back yard? Opinions vary widely. If you'd like to explore the facts, Google the World Nuclear Association.

Some paint colors can affect your home's appeal and value

According to a recent Zillow survey (and reported in RealSimple.com) the following colors **statistically** affect your sales value:

- Painting kitchen cabinets olive green or bedroom walls navy blue can **boost** a home's sale price.
- Charcoal gray living rooms and mid-tone brown bathrooms fetched **higher offers** than classic whites or pale hues.
- Kitchens or living spaces painted daisy yellow or bright red can **slash** your sale price by up to \$4,000.

Patio door coverings—updated!

Vertical blinds may be the default for covering patio doors, but they're hardly the only option. For a softer look, try drapery panels on a ceiling-mounted track—they stack neatly to the side and add texture. Sliding panel tracks offer a modern, minimalist vibe, while sheer shades filter light without blocking the view. Cellular shades provide insulation and can be designed to slide sideways for door access. For a more custom touch, consider woven wood shades or Roman panels. Each choice can elevate your space while keeping light, privacy, and style in balance.

WHERE THEY MOUNT

ON THE DOOR:

- Cellular shades
- Roman panels (great for French doors)

ON WALL/CEILING:

- Drapery panels
- Sliding panel tracks
- Sheer shades
- Woven wood shades

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Can we live in an RV on our friend's property?

While the dream of a home with a white picket fence is still alive, it's often out of reach these days. That has some people turning to alternatives like tiny homes or even high-end, gleaming RVs parked on a quiet patch of land.

When you consider that some RVs are fancier than houses, it's an appealing option—especially if you know someone with a spacious lot who's willing to let you settle there. And the homeowners who own those large lots are also interested in RVs as extra housing for their in-laws or adult kids. It sounds like a win-win.

But there's a hitch: zoning laws. In many locations, RVs aren't considered legal dwellings, especially if they're not tied into public utilities. Health and safety codes might demand approved sewage systems or minimum square footage, making even the most high-tech, solar-powered, off-grid rigs off-limits. But that's not always the case, and it's dependent on the exact location of your property, right down to the street number.

If you're wondering whether you can make it work, there's only one sure answer—call your local zoning office, give them your address, and find out exactly what's allowed where you are.

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