

An Oregon Cottage Podcast

Episode 57: Landscaping to Add Value To Your Home

Brian: Welcome to episode 57 where we're going to talk about how a nice looking yard can significantly increase the value of your home.

Jami: Not to mention the fact that it makes a much more beautiful place to live. So of course we're going to talk about garden updates since we're talking about landscaping and we've got some fun ones for the farmhouse garden and a delicious salad made with celery. Yes, celery. I was having trouble saying salad and salary at the same time (laughing) - "celery salad." And we'll share some cool things we've recently discovered.

Landscaping to Sell - or Just Enjoy

Brian: It's one of those things that you just know intuitively is true. You know, that making your yard look nice increases the value of your house, right? They're always talking about curb appeal, but we came across some research that actually shows, by the numbers, that that's actually true.

Jami: Oh, for a minute. I thought you were gonna say, "and it shows it's not true." .

Brian: (laughing) Absolutely not - it's the curb. People are trying to buy that cement curb. No, of course, I mean when you buy a car, a really nicely vacuumed in washed car, you're going to want to pay more for that, right, than a car in the same condition, but just looks dirty? That's the same with houses. So what we ran across was a - Zillow and Thumbtack did a (Thumbtack's like a site for, I dunno, services like Task Rabbit kind of is. So skilled craftsmen come and work on your house. That's where they teamed up with Zillow. It was kinda like, oh, to get all this done, you hire some painters, you used their tech.) So they were doing, actually the research was on the cost of what it costs to prep a house for sale. But what they found was that the best spent money is on the outside of the house when people first see it.

Jami: Really the best bet money?

Brian: Un uh, they said the first place to spend if you're going to spend.

Jami: No, I thought it was important, but I didn't realize it was the best place.

Brian: That's what they said. You get the most return on your money. So it's relatively inexpensive like to paint the outside. (Okay.) And do landscaping. So they're kind of in there.

Jami: Now, I can recall a few houses that we drove past in our search for a new house and we just drove right past them as soon as we saw the outside.

Brian: Yes, because you sorta judge a book by its cover, don't you? When we've seen really nice landscaping, then you go in and it's equally nice. It kind of shows, I think conscientious.

Jami: Yes, it kind of shows like, I was like - if they're not going to take care of the outside, the inside must look terrible. I mean it could be, or could maybe not be, but that's kind of where I go with it. So I'm wondering if it's the same thing, like maybe not the curb appeal itself, but the fact that someone is taking care of it on the outside and they'll take care of it on the inside.

Brian: Exactly. So I mean, it's just seems so funny that you have to prove that a nice looking house is worth more than a lousy looking house. (laughing) So the other research, and this is funny, I mean this is not funny. A university, Clemson university, did a study which found that a landscaping could increase the value of a house six to 7%. (Wow.) So think about that.

Jami: Yeah, give us some numbers.

Brian: If you have a \$300,000 house, well that can be over \$20,000. (Really?) Yeah. Think about it that way. So, and actually I didn't really dig into this study. I'm not sure I came up with that (laughing). Cause you'd have to sell the same house - every house is unique, but maybe, I don't know, maybe you can go into a tract housing or, you know, suburb where they're really, really similar. And then, this one that looks lousy, this one that has nice landscaping sold for more, I don't know. They must know what they're doing.

Jami: So you didn't do your research, huh?

Brian: Well, no, I looked at the research. I don't, ha, ha - now it's my job also to do research? To vet the research - to verify the research. I didn't do it - look, I looked it up, okay?

Jami: (laughing) Oh shoot. It is the first thing buyers see, and like as mentioned, we just turn around on some places. But the thing, too, is that it really makes it more enjoyable to live there. (Yes.) It makes it more enjoyable for you to pull up to your house. And there's, um, there's real value in having a home that makes you happy when you drive up to it. And when you step in it - there's value to that.

Brian: There's a virtue in neat and clean and making it look its best. That's not empty, there's actual good in that. It's not just being vain.

Jami: Yeah. It makes you feel good, it makes people who come to visit you feel good. And I just read - I'm going to bring it in here because this is a good spot - I just finished reading a book by NT Wright called Surprised By Hope, and it's all about what the resurrection of Jesus means for us. And I just love this little quote out of it because he went to a lot of poor, he did a lot of work in poor rural English areas and he really saw that when people are, when they cease to be surrounded - this is his quote, when they cease to be surrounded by beauty (and he just thought these areas were ugly, like tenement kind of houses, really ugly landscape and houses and everything and, and what their entertainment, everything was ugly), he said they ceased to hope. And I loved that quote, like when people ceased to

be surrounded by beauty, they cease to hope. So beauty and hope go together. And that's one of the reasons we feel good when we go to our homes and they make us smile right when we pull up. They let us, we sigh when we come inside, because we're just so happy to be home and it makes us feel good.

Brian: Yeah, yeah, It makes sense. It's a potential buyer would say, oh, I think I could be happy here. This is so, this is already cheering me up. You're actually your, now I'm going to let you fill in the blank. What are some projects that that we've done to kind of spruce up the outside landscaping? Cause we're all about making it easy, right? We don't want to take tweezers to the...lawn.

Jami: That just reminded me of this story of when we sold our Portland bungalow. Do you remember this story? I don't know if you were there. I took, maybe you were talking with the husband?

Brian: Yeah I was in the house, but in another part of the house.

Jami: And I took the wife on a tour of the outside and we'd already been on the inside and she'd really liked it all. This was their first house they were buying, and we had spent 12 years making it our own. We had taken the yard from just grass to a really beautiful place and when she went around into the backyard and saw the roses and the pergola with grapes and the raised beds growing vegetables, she burst into tears. didn't really know what to do. I was, it was so awkward.

Brian: (laughing) Oh my gosh - oh my goodness.

Jami: And she apologized and she just said, "You won't believe the kind of houses we've seen in our price range, and I can't believe that we could have someplace like this." And that just illustrates what I was saying, doesn't it? That's a great memory that I have, that I created something that made someone cry...

Brian: I'd never heard that part of it where you didn't know what to do, because what do you do if someone looks at your house and starts crying? (laughing) But we knew them. And that made us feel really good in because we had some, there were some hiccups in that deal, and that we were all just really committed to making it happen for them.

Jami: We probably should say that we sold it ourselves and that's why we were taking them around. But that was very - it was wonderful to think someone liked it that much.

Brian: Yeah. That's really cool. That's what you hope for - make people cry. Okay. So I'm asking, what can we do to make people cry (laughing) when they see, our house?

Jami: Ha! No one cried at the last one, that was just a one time thing. Yeah, so basically we spent a number of months beforehand when we knew we were going to put it up for sale. And we just did basic things like clipping, trimming, and you know, removing some plants. I removed some since it was a little bit overgrown and I wanted space between everything to make it look neat and tidy. So I removed some plants, really trimmed and then we of course laid paper and

mulch. And doing that made everything look a hundred percent better right away. Like in a couple of days we were able to lay that all around. And the front just looked amazing, right?

Brian: Yes, and an ad for our newspaper and mulch video on Youtube shows how to do it. Shows why we really like the Wall Street Journal. You'll have to watch the video to see why.

Jami: Oh yes, people give us grief for that don't they. And then, you did some power washing, right?

Brian: Yes, which took the wood, you know, took it from, we weren't trying to make the wood look new again. We're just trying to get that thick layer of moss off of it. (Jami: The deck?) Yeah, off the deck and we also power washed the sides. And then you can do your, if you have cement pads or whatever, just get, just kind of clean them off.

Jami: I planted all the flower pots and made them look nice. Um, you actually rented something and spend some time on the gravel driveway.

Brian: That was really worth it. I think we had some more gravel brought? I can't remember, over the years we kept having more. But to freshen it up, (this is kind of rural when you have a gravel drive) we just rented a little Bobcat and we were doing other stuff and we just backed-scraped the driveway. I think we rented it half a day and it looked, I think it was a couple hundred bucks in the low hundreds, and it really made it look dramatically better. Looked like a new driveway.

Jami: It did, yeah it helped a lot. And then we did touch up paint. (Yeah.) On trim- the door especially, if you can touch-up paint your door, that's probably the biggest thing. Because that's what they'll see when they come in and it just looks fresh and clean right away.

Brian: Yeah. And I also thinking maybe some of the, maybe the molding around the front door, you know, it gets a lot of dirt and gets dinged up?

Jami: Yeah, anywhere that looks a little bit like it could use some.

Brian: Yes. I mean those are basically it. You do your, do your beds, make sure your paint is fresh, washed, things trimmed. It just looked - the mulch, I think part of the mulch was like this nice dark and it set the lawn off and the flowers. Everybody loved it and everybody wanted to walk around and see it - on that house. So.

Jami: Yeah. Yeah, it was great.

Farmhouse Garden Updates

Brian: Well on the farmhouse we have more updates kind of on the garden. We've been kind of busy out the garden. And go ahead - fill us in on what, what have we've been doing there lately?

Jami: Well, it's kind of a garden themed show, isn't it? We have six beds now completed with our Trex decking. For those of you who don't know, we had a kind of an old double deck sort of attached to the manufactured home we're living in.

Brian: Like a kind of a lower deck and an it stepped up like six or eight inches to an upper deck.

Jami: And it's just a lot of deck, and we didn't really need it. And what we needed were raised beds that didn't fall apart like all of our other wood raised beds did. (Yes) So, uh, we decided to take off that upper layer and use the Trex - or I should say composite decking.

Brian: Yeah, Trex is the brand name. It's like a plastic, it's like a Tupperware board. It's like a, it's like a regular 2 by 6 by 16. But it's just made out of compressed plastic.

Jami: Yeah, I think they call it composite decking. (Brian: is that what it is?) And so we have, a video tutorial of how to put those together and they should last, well forever. I'm hoping forever. (Brian: A long time.) But definitely longer than wood boards. Our wood boards all disintegrated within 8 to 10 years. It depends on if we bought them new or we scrounged them, which we often did!

Brian: And we should say, we're for organic gardening. So treated pressure treated is out of the question. (Yeah.) Railroad ties aren't going to work. We tried cinderblock and cedar's really expensive and eventually disintegrates cause - wood. Yeah. And we tried cinderblock, which it's kind of expensive but, man, it makes out here it's like we're raising yellow jackets or raising wasps. All the hollows, all those hollow spots kind of takes up room. And for some I think cinderblock would work, but not work for us.

Jami: Yeah, We tried. I've seen people plant in those little holes, but oh my gosh, do they need the water. As soon as it gets really hot, everything in there dies. So it's kind of, yeah. So yeah, I mean people have used that. We also use broken concrete and I'm using that in some other ones. So I'm using rock, but this is just really nice to have something that's straight. The other thing I wanted to say is that some people line wood beds with plastic, but to me it kinda defeats the purpose of having, now you've got, you know, you might have water issues with this bed lined with plastic. Um, some people might just do it along the wood and you might get some more years.

Brian: Some long life out of that. Yeah, that's a good point.

Jami: But I just didn't really want to use that and so I never did that. But anyway, I was happy...

Brian: I was just going to say one more thing about the cost issue. If you go buy Trex, I think it's \$40 a board. Is that about right? It's really expensive. Yeah. So let's, let's say it was only \$25 a board. That would cost, well, no, I think it's more than that. Anyway, we had it, it was in this deck we weren't using and that's why we took the deck apart. I don't think we would've spent, it would have cost like \$250 a

bed, something like that. (Jami: I don't think it would've been much.) Were there four beds? \$200, maybe 200 a bed?

Jami: I don't know if it's that much. Um, and you don't have to do double layers like we did. The reason we had to do that is because we had rock soil, you know, a lot of people go down, you can just do one layer. So anyway, all that to say, as far as this garden, we have six beds completed and I finished, a really cool, I used, we have the live rocks and boulders on the property that anytime you dig anywhere you went unearthen a number of them. (Yes.) And so I made a really fun, round, six foot, I think it's about, it's supposed to be six foot, who knows what it actually turned out to be when you're doing it. But it's supposed to be 6 foot around, a rock wall raised bed. It's about a foot and a half high and I just started piling rocks on each other. I didn't really know what I was doing, but I just kind of found ones that would set on top of each other without moving. And then started filling it and I think it looks pretty cool.

Brian: Uh, huh it does. It looks like the foundation of an ancient tower that's going up.

Jami: I'm going to put a picture in the show notes so you'll be able to see it, but I'm also sharing it more on Instagram, you know, trying to do more up-to-date things on Instagram and then I'm going to do a video tour of kind of where our garden is at now soon.

Brian: What's funny is at the old place we also were using rocks to make a border on the beds and we spent years finding rocks one at a time, offsite.

Jami: No, we did not have rocks on that property.

Brian: No, and here, it's like, you want to rock? Just stick the shovel in the ground. Oh, there you go. And they're all between big softball, to football, to volleyball, size rocks, all the rocks you want.

Jami: And bigger than any ball - and boulders. Yeah, we have rocks, oh my gosh.

Brian: We tell our friends that you come by, you can have a boulder, you come by. You have to come get it, but we will give you a boulder if you come to our house.

Jami: Yeah, you have to pick it up.

Brian: So then we do have one more eye sore over here that I can just about see out the window.

Jami: So we've been working - that's all in the vegetable bed - but we've also been working in this flower bed/mound in front of the manufactured home where we're staying. And it's also the first thing that people see when they drive in the driveway, so even when we're not living in the manufactured home anymore, this will be a flower garden people see, so I want it to look nice. And it was just hideous - I can hardly describe the mound. It was gigantic, like just huge. And it had weeds growing on it. Like a full mat of weeds on it, you couldn't see anything. But when I started getting in there, I could see that there was maybe a rosemary or something, so maybe they tried to grow herbs or something there?

I'm not sure, It was so bad. It was a classic case of where they put the landscape fabric down and then mulch on top. And so it was just a mat of weeds, and I just basically rolled it up and pull it up in the fabric cloth.

Brian: Uh, hm, and we just sort of hauled it off like thick shag carpet.

Jami: Yes. People, do not buy that stuff. It doesn't work. Use newspaper and mulch. Yes, you will have to put it down every few years, but you will be much happier in the long run.

Brian: And it also had, I wonder, at the base of the mound was that stump in there, which was really hard wood.

Jami: Right, well, when we started going into it, we realized why they built this huge mound to cover a stump. They just put dirt and SAND! A huge load of sand. And then they planted plants in sand. It's literally playground, sand. I've never seen such a thing.

Brian: Can't you plant carrots in sand?

Jami: Ha! Well, it doesn't have much nutrients. So we're trying to get it down to the level of the grass so we can just make it like the rest of the sloped grass. It's just a gentle slope, and then contain the flower bed and make it smaller. But we're running into boulders. Stumps. Sand.

Brian: Yeah. I'm looking at a boulder the size of a cooler that I could not lift the end of it. Using a pry bar I got that out. So.

Jami: It was one of the places we used the stump grinder on, we talked about that in a previous episode and we thought we had gotten most of the stump, but we just couldn't see where the other, this other root was coming off, which is the size of another stump really.

Brian: So we'll take care of it, we'll get it done and if I can cut it with a chainsaw and then pull it out with the car or something.

Jami: It's finally getting to the point where I can see that it's now sloping really close. I think if we got these things out, the rest of the sand and whatever's in there, we can fill in and we could really slope and then put some grass seed on it eventually. But what is the thing we have to get rid of before we can do that?

Brian: Oh, do you mean the brick wall? The little brick wall?

Jami: Yes, there is a random brick wall. It's the most ridiculous thing.

Brian: Very nicely done. Whoever did it was a professional brick layer, It's just a little, what would it be? Maybe a foot and a half tall. (Yes.) A little...

Jami: Yes! It just starts nowhere, ends nowhere. It's just this thing. There's nothing else brick on the whole property. It's just, so random.

Brian: So we'll knock that down. Too bad.

Jami: Yes, we will knock that down. So, yes, stay tuned for that because when we knock that down, definitely be recording that.

Brian: That will be some fun pictures.

Jami: And to see how our mound/stump ends up turning out.

What's Cooking

Brian: Well in food, we teased with this, uh, celery salad, which, I'm laughing about because I was making fun of a celery salad because celery is just the most blah vegetable. Blah food there is, right? And I love this salad. We had it the other night. It's really, really good. So tell us, how did you discover this?

Jami: Well, it is surprisingly good, actually, because celery is not anything I ever really think about. In fact, I don't even think I hardly buy it except at the holidays or to put on a platter for when I'm doing something for a party. So, I had some leftover and I just was randomly, you know, how can I use up this celery? And so I just started looking at recipes online and I combined a couple and I came up with this celery-onion salad with Parmesan and walnuts. And just a vinaigrette, our basic vinaigrette that we use. And it is really good. I was so surprised how good it was. I was just going to make it to use up that that salad, but I loved it so much. Now I buy celery in order to have the salad. That's crazy, isn't it?

Brian: Yeah. Yeah, it's good.

Jami: So I am going to eventually put it on the blog, but it's not there now. So I thought I would just go ahead and give you guys the recipe.

Brian: Oh, exclusive - podcast exclusive.

Jami: Podcast exclusive. I'm calling it Parmesan Celery Onion Salad, and you want 3 cups of celery trimmed and sliced. That's almost one of those heads that you buy minus a few pieces so it pretty much uses that up. 1 sweet onion, cut in half and then thinly sliced. A half cup grated Parmesan cheese. A third cup walnuts chopped. And you just mix all those ingredients. That's the salad ingredients. You mix those in a bowl and then you make a vinaigrette in a separate little bowl, a tablespoon of vinegar - you can choose red wine, rice vinegar or apple cider vinegar - a teaspoon of Dijon mustard, a half teaspoon of minced garlic, half teaspoon of salt, half a teaspoon of black pepper. And you stir all those together. And then add three tablespoons of olive oil and mix everything to where it's combined. I really like to take a whisk and whisk it back and forth with your hands and it really mixes everything well. Pour that over the top, mix it all together, serve it right away and tell me what you think. I think you might be - I think if you try it, you might be craving this celery salad, too.

Brian: People, the sales of celery are just going to go through the roof.

Jami: Fly through the roof right now (laughing).

This Is Really Cool!

- Brian: Well, part of what's This Is Really Cool, it's another thing that probably a lot of people are doing and I was just so surprised that it worked, that I wanted to talk about it. Cause I thought, there's no way this is going to work. And it's making yogurt in an Instant Pot. I like yogurt, I like really plain yogurt that's full fat, full whole milk, which is kind of hard to find sometimes. If it's Greek yogurt, it's really expensive. It's like five or six bucks sometimes for a 32 ounce, for two quarts. There was this, there's a couple of recipes online, and we kind of were looking around. The one we used - they're actually all similar. It's very simple. There's two ingredients. There's milk, you get a gallon of milk and a quarter cup of yogurt, and that's it. And you use the Instant Pot. You kind of do, and I won't go into all the directions, but you the Instant Pot heats the milk up to a certain temperature. Then you cool it, then you drop it the yogurt, mix it, and then you like, set it for 10 hours.
- Jami: Are you using the yogurt function?
- Brian: Yes. I'm sorry. And I should say there's a yogurt button on the Instant Pot, which you use for a lot of it. Though you use some of the other buttons in the instructions. There's like a broil, no boil, function and there's a saute function to get the heat. And you have to use a thermometer. Um, a food thermometer. But anyway, then the crazy part is then you leave it for like, eight to 10 hours just warming with the lid on and that just seems like a really bad, like you're going to get rancid milk. I don't know, it just seems like it shouldn't work.
- Jami: But isn't that what yogurt is kind of? (I guess). It's the idea of fermenting.
- Brian: Yeah. So the um, what do you call them? The cultures in the yogurt? (Yeah, the live cultures) Yeah, the live culture, I guess you have to have yogurt with live culture.
- Jami: So that's when, yeah, when you start it. So theoretically we started with store bought yogurt. (Yeah.) But now in the future you can just use a quarter cup of yogurt, like make it before you're out. (Yes.) And then you'll never have to buy yogurt again.
- Brian: Yep, just before you get uh,uh, you start making it again. Anyway, it was after 10 hours we open the lid and it's just been milk heating on the counter with some yogurt in it. And so, they say, "well, have a see if a spoon stands up." And sure enough, I stick a spoon in there and it stands up and it's like, oh my goodness. And then we're like,
- Jami: hey, it's pretty exciting, wasn't it? It was like, whoo-hoo!
- Brian: Well, we were half exciting, because remember when you made the Keifer, how it came, it came out really strong? (yes) It's another fermented milk thing. And it had a very strong goaty smell. And so this, but this to me just tastes like store bought yogurt. I'm amazed. So, so simple, I can do it. Instant Pot yogurt. We'll put the link to the, um, the, the recipe that we used for it.

Jami: Okay. Okay. And that is really cool. I think that's really cool. You made yogurt. (Yes.) And, and I didn't do anything. You want it to make yogurt. I don't like to eat yogurt. So it was you making yogurt.

Brian: I know. Though I did bug you to find some stuff. Like where's the instructions? Yeah, but you're right. I've never used an Instant Pot before. I barely know how to plug it in. So yeah, it shows how easy is.

Jami: Did you find it simple enough that you think you really will, like, is it something you think you could make part of your day, your week, or?

Brian: Totally. Yes. Now you need to do it in the morning because there comes a time after 10 hours you have to open it up and chill it. So you don't want the 10 hours to end in the middle of the night, you know? But if you start it in the morning, then for me the 10 hours came, it was before nine o'clock at night. It was perfect. And then I could, yeah. So yeah, I would totally do it again. I love having yogurt and we always run out and we're like, oh dear, like we're not near the store when we run out. This way, eh, just makes some more, get some milk and...

Jami: I do think it's cool, and we did look at the savings because it was literally one gallon milk, which is like, \$3.50 and you got four large quart jars full.

Brian: Plus some, it seemed to be more.

Jami: I mean that's a third of the price of four, you know, quart size containers of yogurt basically. So that's a huge savings. Plus the fact is nothing else is in it. I mean it's just milk.

Brian: I know. Yeah. I haven't actually looked at some of that if they do filler or thickeners in yogurt.

Jami: Well, so I'm really excited, I think that's great that you did that.

Brian: Yeah, kind of a good surprise.

Jami: So I think these are really kind of cool. Our dog is old. Some of you who've been with me for a while might have remembered that we have Swiss Mountain Lab mix dog that we rescued. He's now 13 we think. We rescued him and he was probably about a year, we're not sure. Um, we have information about how we've used turmeric for many years to help his hip issues and that we still really swear by that. But as he's gotten older, he's just had less and less traction on his, and I think this happens with a lot as we were doing research, I found that it happens with a lot of dogs. They just slip a lot more. They just, the back legs especially, and he's always had issues with his back legs. So I guess we're not surprised that he's slipping on our wood floors and our are laminate floors and he's really slipping a lot. Like, it's freaking him out.

Brian: Yeah. The cheap pergo-type laminate is really the slickest for him.

Jami: Well, that started him, and now he's just freaked out about all of it. Tile, whatever.

Brian: He's only happy on rug.

Jami: And, and he does this weird thing where he puts his claws up and tries to walk on his claws. I've never seen anything like it- like a cat.

Brian: He scrambles and tries to gallop on his claws. Yes.

Jami: And it makes it worse and he's falling. It's actually been painful to watch him walk.

Brian: It's really sad to see him go down.

Jami: We've tried to help him, but he doesn't like that either. So we, um, we just, we tried little, uh, what were those little things?

Brian: They make little tiny rubber bands that go on each of his claws, which were really expensive. And he'd start to lose them and then they didn't really work.

Jami: Yeah, they fell off all the time. They'd scoot up his claws, so that didn't work. So finally we looked into socks for dogs and they make traction socks. And they reminded me of the little socks we had for the kids when they were first learning to walk. And they have those little traction pads on the bottom of them. They also use them for older folks too. And then when you go to the hospital and you're older they'll give you those.

Brian: Yes, in fact it is exactly those socks. (Yes) They're a little one year old learning to walk. It's like, yeah, exactly their size.

Jami: Except they've made them for dogs. Right. And uh, so we bought some on Amazon and the one tip I will say is go small. Like we have a dog, he's, what is he, 80, 90 pounds? (Brian: He's like 90 pounds.) And so he's a bigger dog, and he has pretty big paws. And so we were thinking, oh he needs an extra large, you know, or a large. And I started reading the comments and the one comment was that they fall off. So we got a medium size actually, and they were a little tight to get on, but they're not, they weren't hard and they don't fall off as easy. It takes him a while to, if they are going to fall off. So that would be the one tip is to get the medium. But it has made a huge difference. He can, when he has him on, he does not like having them put on. But when he has him on, he could walk across the floor and he walks normally. He doesn't do the freak out thing where he's trying to hop from place to place or scramble. He just walks normally. So He's already figured out that when he has those on he won't slip. And oh it's just been, I mean talk about a cool thing! It has just been kind of a lifesaver for us because I was so worried, I just didn't want to see him falling anymore. So if you have an older dog or a dog having problems on tile or slick floors definitely check into the traction socks for dogs. And I will link to the ones that we purchased and that work really good for our dog. And um, they've just been really great.

Brian: Well that is all the time we have for this episode. We thank you so much for listening and we want to hear back from you. We want to hear comments, suggestions, your opinion of celery, ways that you beautified the outside of your house. We just would love to hear feedback and you can do that. You can leave

it on the iPad, excuse me, to the podcast app or through iTunes. I'm getting them mixed together there. Or you can just shoot an email to Jami, you can reply to her newsletter and there's other ways. Leave a comment on the, this the podcast page on the episode page on her website. So, and then we also have, I'm gonna put you on the spot- you have that number? We also have a phone number where people have been leaving voicemail comments. What's that?

Jami: 541-658-0215

Brian: And just this week we got, we got another really nice comment - did that come in via email?

Jami: Yeah, it was someone who said they really enjoyed the podcast. Actually, it was, actually, it came in an email and it's a long time reader of mine named Suz And she said that she really enjoyed the podcast about DIY remodeling that we would or wouldn't do again. That was just the last episode, episode 56. She really found the practical details about our experience useful and liked the links to the previous projects in the show notes that walked you through what we were talking about. So she really used the show notes as well as listening to the podcast. And that was really exciting to know that, that she found that useful.

Brian: Yeah. Good. And I also want to say that, uh, we have a transcript of podcasts and now kind of going forward like the last three or so going forward now. So if that's how you, if you want to read or you want to look something up, it's printed out, kind of are talking back and forth, which makes it very interesting looking manuscripts, but it's all, it's all there. So if you're able to to, to go on to the podcast APP or on iTunes and leave us a rating, that's really helpful to help other people find the show kind of the more stars we get, the more the higher up we show up when people do searches and it helps them find us. So anyway, thank you so much for listening and we really appreciate you.

Jami: Bye. Bye.