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Dave Windsor's 'Alaska Real Estate'

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Answering Your Questions

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Dear Dave: My husband and I own a cabin on the Kenai and we are in our late 80's. Our daughter, executor of our estate, suggests we sell the property to our son before we pass away. It is worth around \$200,000 and our question is what price should it be to a family member?

Answer: If you are wanting to sell the property to your son, this is different to wanting to leave it as part of an inheritance. If you were just wanting to give him the cabin you would want to think about a quit claim deed to avoid probate after death.

If you, instead, are just selling it to him, it is difficult to say how much of a discount you might want to give on the \$200,000. Such a decision is entirely personal.

I do think you should have a family meeting with your son and daughter together to talk this over. You also would be wise to consult

with an Estate Attorney to make sure the master plan of disposal of all your assets is engineered in the best possible way that meets you and your husband's sincere wishes.

Dear Dave: We just had new blinds and new window insect screens installed in our home, and now the insect screens cannot be removed. What, in retrospect, should we have done?

Answer: This is a good question. The problem is solvable but many people get caught when new blinds are installed on windows with interior insect screens.

Exterior screens, common on newer windows, are not a problem but interior screens require a certain technique to install in Spring and remove for the Winter if that is your preference. Indeed, the screens occasionally need to be removed for cleaning anyway.

If you were starting over, I

would advise that you install the screens first and talk with the installer about how much clearance you need to remove them after your blinds go in.

Then, be sure your new blind installer takes this into account. Typically, the blind support brackets are set back as far as possible in the window frame but it is well worth you adjusting that install by a quarter inch or so to prevent the headache with the screens.

Dave

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