

2022

HOME IMPROVEMENT

HARLAN NEWSPAPERS • SPECIAL SECTION • SEPTEMBER 30, 2022

The brighter the better

Interior design colors trending lighter

By Elizabeth A. Elliott, Editor

James and Laura Lee Sheehan of Patriot's Choice Contracting have seen changes in interior designs over the years. One change they've recently noticed is in the color — or lack thereof.

"Everyone wants white," James said. "A lot of people want white millwork, cabinets, tile or light stone for inside."

Most customers are going for the lighter colors inside, while gray tones are in for the exterior.

"People want white from floor to ceiling or super dark with white trim," he said. "No one wants blond woodwork or light oak. They want dark colors if they want wood."

Laura Lee said the dark colors are not those that stand the test of time.

"It shows more dirt, scratches and dog fur," she said. "Even white in the kitchen."

A recent house was constructed with dark cabinetry. The homebuyer asked for the cabinets to be white.

Renovations aren't trending toward a specific room.

"It depends on the needs of the family," James said.

Renovations done by Patriot's Choice Contracting have recently included a living room addition, kitchen remodel, bedroom and bathroom addition. They also finished a three-bedroom and bathroom renovation.

Laura Lee said a common thread is more space.

"It's not just an upgrade. If people are willing to shell out the money, people are wanting a change that's more so of the initial bones of the house," she said.

"They want an upgraded kitchen look and need a lot more space."

Laura Lee said open floor plans are still a trend.

"If they can't have an open concept, they can go for a large doorway," she said.

She added that on the exterior the trend continues with them putting on a lot of bigger front porches.

Supply chain issues are still impacting things. Laura Lee said they've tailored what they have available to better help their customers.

"Let's say if we have a certain type of stone that has a lead time of 20 weeks, we won't even offer that to our customers because we don't want them to have to deal with the waiting and the ambiguity," she said. "Or if we have a spread of items we can point out which items would



come in quicker."

James said sometimes a customer knows they have to wait and are willing to wait.

Laura Lee believes that's in part where people are.

"In this area we have run into customers that are more willing to wait than those who are not," she said. "I think it has something to do with it being a small town.

We've dealt with more patient customers as far as the supply chain goes."

Flooring has trended toward hard surface instead of carpeting, including a lot of luxury vinyl. James said there is not as much ceramic tile being requested.

Another trend is people wanting unique walls, using exposed brick or shiplap, stone or wood paneling.

"People are looking for the uniqueness in their homes," Laura Lee said.

"It's whatever Pinterest pictures are popular," James said.

Other renovation trends include kitchen sinks with one bay instead of two, and a trend away from eat-in dining rooms. People want islands or peninsulas instead of the official dining room.

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7 uses for fallen leaves

By the time autumn hits full swing, many trees will have shed their leaves for the season, and the last vestiges of red, yellow and orange magic will have faded to brown. Raking, blowing and collecting leaves becomes the primary chores of lawn and yard maintenance, and presents most homeowners with large piles of gathered leaves to tend to.

It is impossible to count just how many leaves fall to the ground each year, or just how many pounds of leaves get collected curbside, but the numbers are substantial. Cleaning up leaves is considerable work, but not all of those leaves need to be carted away. In fact, there are several different uses of leaves that can be beneficial.

1. Spread leaves as a protective mulch to cover tender perennials or root crops/bulbs in the ground. The leaves will form a natural insulating cover that keeps the soil and the plants within a bit warmer over winter.

2. Create a pile of leaves that will break down and form a crumbly, compost-like material called leaf mold. Even though leaf mold may sound like a blight, it's actually a good amendment to garden soil, improving its structure and ability to hold water. Leaf mold also attracts beneficial organisms that are vital in healthy soil.

3. Brown leaves can be added to green materials in compost piles to improve the health of the compost being formed. According to the healthy living resource Care2, the ideal ratio is 75 percent brown to 25 percent green materials in compost. Turn compost piles regularly to aerate them.

4. Store dried, mulched leaves in a dry spot so they can be used in the spring as a weed barrier for spring plantings. They will keep weeds at bay and help retain soil moisture to ensure small sprouts have the resources to grow.


5. Use shredded leaves as a lawn supplement. Pass a lawn mower over leaves left on the lawn to break them down into pieces too small to rake. This will help keep the lawn healthy throughout the winter without blocking out needed sunlight.

6. Bag dried leaves and pack them tightly together in cold areas of the home, such as basements or garages. They can act as added insulation. Bags of leaves also can be placed around planting containers to protect them from frost.

7. Gather a few of the best-looking leaves and preserve them. Use an iron on a low setting and press leaves between two pieces of waxed paper until the waxed paper seals together. Or use clear contact paper to achieve the same effect.

Fallen leaves can be used in many different ways throughout the year.





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Secrets to making your home look like you hired a design pro

Photo spreads in home design magazines can be awe-inspiring. Quite often homeowners wish they could lift the looks right off the pages of magazines and transform their own homes into picture-perfect retreats.

It takes an eye for design to pull a room together — even with inspiration — and make it both functional and attractive. While hiring an interior designer is one way to go, homeowners can use some of the tricks and techniques the designers employ to do a remarkably good job of improving the interiors of their homes without such help.

Embrace texture

The colors used in a home can add impact, but designers often utilize various textures to create aesthetic appeal. A single color scheme can be enhanced by various fabrics. Consider a leather sofa made more cozy with chenille pillows next to a rustic side table. Figure out ways to incorporate a few different textures to

add depth to the room.

Be careful with color

Many high-end homes showcase neutral shades that are enhanced by pops of color. If you like a rich, royal purple, leave room for other colors as well. Add touches of purple in vases, throw pillows and other accessories.

Also, many designers work in shades of three for room colors. There may be one main color for walls, another color for larger accents, such as couches and chairs, and then a third color that pops in accessories such as flowers, pillows and collectibles. These can be any colors, but the most muted tends to be the more abundant shade.

Add a bit of bling

Glittery items and metallics can add a touch of luxury feel to any space. A shiny table lamp, mirrors, a sparkling chandelier, and the like are easy ways to produce a high-end feel. Re-

flective surfaces also will cast light around the room, giving the illusion of a larger space.

Choose a big statement piece

Many homeowners make the mistake of filling a room with several small pieces of furniture that only contribute to clutter. Instead, look for a statement piece, which can be a cabinet, armoire or chaise. Mix and match large and small elements for a sense of balance.

Accessorize

Finish the room with accessories and flowers. When placing and hanging knickknacks and wall art, odd-numbered groupings often look the most cohesive and interesting. Experiment with different scales and heights for even more dimension.

When inspiration hits, take some cues from interior design pros to make spaces look like they belong on the pages of your favorite magazines.

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The choice for staying put or moving on



Many home improvement television series showcase people deciding whether to improve upon their current homes to make them into the houses of their dreams or to put “for sale” signs in their lawns and move on to something new.

The question of whether to move or stay put depends on various factors. Such factors may include emotional attachment to a home, the current economic climate and the cost of real estate. Current data points to a greater propensity for people to invest and improve upon their current properties rather than trading up for something new.

According to information collected by John Burns Real Estate Consulting, the percentage of homeowners moving up to their next home is the lowest in 25 years. Many are opting to make starter homes permanent by expanding them and repairing homes for the long haul.

The National Association of Realtors said that, between 1987 and 2008, home buyers stayed in their homes an average of six years before selling. Since 2010, however, NAR says the average expected length of time people will stay in their homes before selling is now 15 years.

Part of what’s fueling this permanency is that many home buyers were able to acquire rock-bottom mortgage interest rates shortly after the 2008 recession. As a result, they’re not inclined to walk away from those rates, even if doing so means getting more house. Also, a low inventory of available houses has stymied repeat buying for many people.

Those factors and others have led many homeowners to invest in renovations instead. The experts at Bankrate say real-

istic budgeting and comparing renovation project costs against mortgages and interests rates can further help individuals decide whether to remain in their current homes or move out. Very often a smarter layout and more efficient floor plan can make meaningful differences in spaces. Renovations and redesigns can make sense and often are less expensive and disruptive than moving.





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DIY projects that can conserve energy around the house



Home renovation projects can pay numerous dividends. Renovations can have a positive effect on resale value, make homes more livable for residents and, in some ways, make homes more affordable.

Renovation projects that aim to conserve energy can save homeowners substantial amounts of money. Such projects don't often require considerable effort or even sizable financial investments, which can make homeowners skeptical as to just how much they can save after completing the project. But the scale of a project may have little to do with how much homeowners will save. For example, the U.S. Department of Energy notes that a relatively effortless task like turning back a thermostat between 7° and 10° F for eight hours per day can save homeowners as much as \$83 per year. A more labor-intensive task like planting shade trees saves homeowners an average of between \$35 and \$119 per year.

When looking for ways to conserve energy around the house and save money, homeowners need not necessarily commit to expensive projects. The DOE notes that the following are some energy-saving projects and details what homeowners can expect to save after completing them. While each individual project may not result in jaw-dropping savings, homeowners who follow many of these recommendations may end up saving more than \$1,000 per year.

Project: Install exterior low-e storm windows.

What is it? Low-e windows reflect infrared heat back into a home. Such windows are coated with an ultra-thin layer of metal that improves the window's insulation ability.

How much can I save? Homeowners who install low-e windows can save between 12 and 33 percent on their annual heating and cooling costs.

Project: Seal uncontrolled air leaks.

What is it? Air leaks let cool air in during winter and warm air in during summer. Caulking, sealing and weather stripping all cracks and large openings can cut back on air leaks that are costing you money. The DOE recommends hiring a contractor to seal any leaks on heating and cooling ducts.

How much can I save? Homeowners who seal uncontrolled air leaks can save between 10 and 20 percent on their annual heating and cooling bills.

Project: Plant shade trees.

What is it? If you plant a deciduous tree between six and eight feet tall near your home, it will begin to shade your windows within a year of being planted. Depending on the species of the tree and the home, the shade tree will begin shading the roof within five to 10 years. The DOE notes that shading is the most cost-effective way to reduce air conditioning costs.

How much can I save? Properly planted shade trees can reduce air conditioning costs by anywhere from 15 to 50 percent.

Project: Insulate the water heater tank

What is it? New water tanks are likely already insulated. But homeowners with older hot water tanks can insulate their tanks with a water heater insulating blanket kit.

How much can I save? Insulating a water heater tank can save homeowners as much as 16 percent on their annual water heating bills.

Even the smallest DIY projects can produce big savings. More information about energy-saving home improvement projects can be found at www.energy.gov.





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