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### **2024 FALL HOME IMPROVEMENT**

# How to make a home more cozy



he meaning of the term "cozy" varies as it pertains to home decor. For some, cozy may mean intimate spaces with lots of quilts and throws. For others, cozy could indicate bright and airy spaces enhanced by plenty of fresh foliage. Regardless of how they define cozy, homeowners typically want their homes to be inviting and comfortable. With that in mind, the following are some ways to impart a cozy vibe to any living space.

• Make use of a fireplace. Flames lapping wood (or faux wood in the event of gas-powered fireplaces) can put anyone in a tranquil state of mind. Fireplaces add instant ambiance and make great places for people to congregate and engage in conversation. During warmer

months when the fire isn't blazing, decorative candles can be lit to mimic the same feel.

• Add texture in the design. Texture can be anything from a raised pattern on wallpaper to a knotty area rug to a mosaic piece of artwork. A home with texture tends to create cozier impressions than one with all sleek and smooth surfaces.

• Enjoy a soft rug. Although many design experts say hardwood floors or laminate options are easier for allergies and keeping a home clean, a soft rug underfoot can be welcoming. Rather than wall-to-wall carpeting, place area rugs in spots that can use some cozving up, such as beneath beds and even under the dining table. · Light candles. The warm, flickering light of candles adds cozy vibes in spades. According to The Spruce and Paula Boston, a visual merchandiser for Festive Lights, candles can be used throughout a home to create instant atmosphere. Exercise caution with candles and fully extinguish them before retiring for the evening.

• Update bedding for the season. Crisp and light cotton and linen are cozy materials when the weather is warm. But when the temperature starts to dip, flannel or jersey bedding makes a bed that much more inviting, says Real Simple.

• Invest in lots of pillows. Pillows can instantly make a spot more

cozy, whether it's the living room sofa or an outdoor lounging nook. Look for materials that are durable for the space in which they're being used.

• Think about warm lighting. The transition from incandescent light bulbs to halogen and LED is beneficial from an environmental standpoint. However, LEDs illuminate with a more stark, blue light that can seem clinical in home spaces. Look for bulbs where the "temperature" can be customized. The more the color spectrum leans toward warm light, the more cozy a space will feel. This can be enhanced by putting some lights on dimmer switches, and toning down the brightness as needed.

• Install a bookshelf. Even for those who are strict devotees of e-readers, a shelf full of actual books interspersed with some well-placed knickknacks can make a room feel more cozy. Books add texture, the feel of hallowed halls and libraries, and visual appeal. Making a home more cozy doesn't have to be complicated. A few easy modifications can improve interior spaces.



# Senior-friendly interior renovations

ome is where the heart is. That sentiment may be especially true for seniors who have spent decades living in their homes. A lot of hard work goes into home ownership, and seniors who have lived in the same space for a while undoubtedly have countless memories within the walls of their homes.

A lifetime of experiences in a home can make it hard to leave, but many seniors experience diminished mobility as they age. Mobility issues can make it hard for seniors to traverse their homes, but aging homeowners can make various renovations to make a home more accessible.

• Revamp entryways and staircases. A 2020 study of 1,000 adults in the United Kingdom found that 28 percent of individuals age 65 and older who don't exercise regularly struggle with activities like walking up stairs. The study, commissioned by Total Fitness, also found that 14 percent of men and women over 65 who regularly engage in moderate exercise still

find it challenging to climb up and down a flight of stairs. Seniors facing similar challenges can install a ramp at their home's entryway so they can comfortably go in and out. Inside, a chair lift can ensure seniors are not struggling to move from one floor to another.

• Raise the outlets throughout the home. They're easily overlooked, but outlets, particularly those outside the kitchen, tend to be close to the floor. AARP notes that's no accident, as outlets are generally placed at a height equal to the length of a hammer to save time with measuring when buildings are being constructed. Outlets close to the floor can be difficult for seniors with mobility issues to reach. Relocating the outlets a little higher off the floor is not an expensive renovation, but it can make a home more accessible for seniors who have difficulty bending down or getting down on one knee.

• Install door knob extensions. Verywell Health notes that nearly half of all people age 65 and older have arthritis or another rheumatic condition. Arthritis can make it difficult for seniors to grip and turn door knobs. Door knob extensions can make it easier for seniors with arthritis to open the doors in their homes. Such extensions are roughly five-inch levers that can be installed over an existing door knob, making it easier to grab and pull down. Extensions save seniors the hassle of turning the knob, which some may find painful and almost impossible.

• Renovate the bathroom. Bathroom renovation projects can be costly, but seniors with mobility issues should know that bathrooms can pose a particularly dangerous threat. The Centers for Disease Control and Prevention notes that roughly three million older adults are treated for fall injuries in emergency departments each year. A 2019 analysis published in The Journals of Gerontology noted that 22 percent of in-home falls resulted in a change in the person's walking ability. Replacing a step-over

Grab bars in bathrooms can make homes safer for seniors with limited mobility.



shower with a zero-step alternative can make it easier for seniors with mobility issues to get in and out of the shower, thus reducing their risk for falls. Grab bars along shower walls and a chair inside the shower

can make it easier to bathe and towel off safely.

Seniors with mobility issues can make their homes more accommodating through an assortment of simple, yet effective renovations.

### The most popular rooms to remodel



ome improvement trends come and go. In a testament to that reality, the wildly popular open floor plan concepts that have dominated homeowners' desires over the last decade-plus could be falling out of favor, a shift that Rachel Stults of Realtor. com linked to the COVID-19 pandemic in a 2023 interview with Business Insider. Stults noted open floor plans will likely exhibit some measure of staying power, but linked the shift toward more traditional layouts to COVID lockdowns and the desire for more privacy among residents. The shift away from open floor plans is a testament to the fleeting nature of home renovation trends. But trends still deserve a place at

buyers. As homeowners balance their own preferences with those that might help them sell their homes down the road, they can consider this list of the most popular rooms to renovate, courtesy of the "2024 U.S. Houzz & Home Study" from Houzz Research. 1. Kitchen 2. Guest bathroom

- 3. Primary bathroom
- 4. Living room
- 5. Guest bedroom
- 6. Primary bedroom
- 7. Laundry room
- 8. Closet
- 9. Dining room 10. Home office

When considering renovating these or other rooms, homeowners should know that Houzz researchers found that the median spend increased for most interior room upgrades compared to the previous year. However, the median cost to upgrade living rooms and home offices remained unchanged.



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### **2024 FALL HOME IMPROVEMENT**

Daily Advocate



# 4 things to know about kitchen renovations

itchens are often described as the most popular room in a home, and that's not mere conjecture. A 2022 survey from House Digest asked participants to identify the room they consider most important in their homes, and roughly 4I percent chose the kitchen.

Residents tend to congregate in kitchens in the morning and then again in the evening when meals are prepared and, in homes without formal dining rooms, eaten. With so much time spent in the kitchen, it's no wonder that the 2022 U.S. Houzz & Home Study: Renovation Trends found kitchens to be the most popular interior room to upgrade. With so many people interested in kitchen renovations, the following are four things homeowners should know about these popular

#### improvement projects.

**I.** Expect to spend some money. Most home improvement projects require a significant financial investment, but kitchen renovations are among the more expensive undertakings. The overall cost of a project will depend on a host of variables unique to each home, including homeowners' preferences, but HomeAdvisor estimated the average kitchen remodel in 2023 cost between \$14,611 and \$41,432. Homeowners considering an upscale kitchen remodel may receive six figure estimates for such projects.

**2.** Expect a good return on investment. If sticker shock settles in when receiving an initial kitchen remodel estimate, perhaps it can help homeowners to know that such a project may provide a strong return on investment (ROI). According to *Remodeling* magazine's "2024 Cost

vs. Value Report," a minor kitchen remodel provides a 96 percent ROI. A major kitchen remodel mid-range (49 percent) and a major kitchen remodel upscale (38 percent) did not provide as

notable a ROI.

**3.** Expect the project to take some time. Kitchens are large rooms with a lot of components, so renovating these spaces can take some time. Estimates vary depending on the size of the room, the scale of the remodel and the materials chosen, but Angi reports a kitchen remodel for most homes takes six weeks to four months. That's a sizable window, and it reflects the likelihood that unforeseen issues like supply chain interruptions or the discovery of mold will arise at some point during the renovation. Though it's impossible to determine precisely how long a project will take before it begins, homeowners

renovating their kitchens may want to plan for the project to take two months if not longer.

4. Expect to use your kitchen during the renovation. If the timeline of a renovation is scary, homeowners should know they will likely be able to use their kitchen even after the project begins. Though the room might not remain a popular gathering space once the work starts, Angi notes kitchens are typically out of commission for around six weeks during a renovation. That still requires some pre-planning in relation to meals, but it also suggests homeowners won't be without a kitchen for months on end.

Kitchen renovations are popular projects. Homeowners who know what to expect before such projects commence can make it through a renovation more smoothly.

### How to make renovation projects go smoothly



omeowners are spending big bucks on home renovations. According to the Joint Center for Housing Studies at Harvard University, home improvement project spending continues to increase. It's predicted to go from \$472 billion spent in 2022 to \$485 billion in 2024.

Those targeting a specific home renovation likely know there is much that goes into the process from start to finish. Patience is a requisite virtue with any remodel, as even a thoroughly conceptualized plan can encounter a few bumps along the way. Although there is no way to completely remove renovationrelated obstacles, there are ways to make projects go more smoothly.

• Establish a clear plan from the beginning. Now is not the time to be on the fence about details. A vision for the renovation is essential, and should include details about layout, materials, colors, and design.

• Manage your expectations. Again, this speaks to a need for patience

with a project but also involves flexibility. Being too rigid when choosing materials can require waiting for back-ordered supplies to come in. Wanting contractors to bend to your schedule can delay the project even further. Creativity and flexibility are key.

• Establish a budget. It can be easy to spend beyond one's means, especially when issues crop up. Black House Real Estate stresses the importance of creating a budget before starting a renovation, which may involve working with a local professional to help. Houzz advises preparing for worst-case scenarios by adding anywhere from I percent to 20 percent to the budget. Commit to sticking to the budget no matter what comes down the pike.

• Assemble a good team. Thoroughly research all contractors who will be involved with the renovation. These include designers, architects, builders, and more. Be sure they come highly recommended and research online reviews. A good team removes some stress from the project because you'll know the work is in experienced hands.

• Prepare the space for the remodel. Any work you can do will help save on labor costs and make it easier for the team to get started on the project. Clear out clutter and personal items. Ask if it would be helpful for you to handle some demolition, whether that's pulling up old tile, removing drywall or another task.

• Have an escape hatch at the ready. Home renovations can cause upheaval to daily life, and that can mean stress on top of already chaotic schedules. If money and situation allow, plan a getaway during a particularly tough stretch of the project so the noise, mess, and disruptions will not induce headaches. Consider spending a few nights at a hotel or a friend or relative's house to escape the constant grind of the project. Home renovation projects add value and functionality to homes. Such undertakings can go more smoothly with some sound planning.

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### Transform a playroom into a space that grows with the family



**P**arents typically make certain changes around a home to ensure it's accommodating to children. Childproofing is a necessity, but entire rooms also may be transformed with children's enjoyment and well-being in mind.

It's common for homeowners to set aside rooms for children to play and explore. These playrooms may initially feature infant swings and bouncers, and eventually start to accumulate the toys that kids receive on holidays and birthdays. Easels, building block sets, puzzles, video games, books, and so much more fill these playrooms where young children spend the majority of their time engrossed in imaginative play. But as children grow, playrooms may no longer be necessary. Homeowners can ensure these rooms evolve with the family, and here are a few ways to do just that.

### Make it a home theater/ gaming room

The National Institutes of Health says children between the ages of eight and 17 spend an average of 1.5 to 2 hours playing video games each day. It's important for parents to monitor their children's gaming, particularly when kids participate in social platform games that involve people with an internet connection chatting and working together. One way to do so is to locate the gaming setup in a central location, like a home theater room.

#### Establish a hobby space

Trade in kids' toys for "toys" that everyone in the family will enjoy. Turn the room into one where family members can explore their passions. This may include scrapbooking, painting, yarn crafts, collecting, photography, and more.

#### Create a quiet learning spot

As children grow up, they may need to spend more time studying. Transforming a playroom into a library or a study space can provide that out-of-the-way spot to get homework and studying done. Adults in the home also can use it for reading, paying the bills or any other task that requires concentration and quiet.

#### Build a home gym

If the space is large enough, bring in some workout equipment and make the play space one that encourages exercise and fitness. You may not even need large equipment and can utilize interlocking foam tiles that already may be in the playroom. With some free weights, resistance bands and even your own body weight, you can perform a number of beneficial exercises.

#### Expand your living space

If the playroom currently abuts another room that can use some more real estate but is separated by a wall, take down the wall to increase the square footage.

#### Set it aside for guests

Clean out the toys and bring in a bed and nightstand. Now you'll have a dedicated spot for overnight guests to stay, or a room that visiting older children (and eventually grandchildren) can call their own. Playrooms are much-used areas when children are young. These rooms can evolve as kids get older and families' needs change.

## Dining room conversion ideas



any homeowners can undoubtedly take a stroll through their homes and find at least one space that could be repurposed to provide more functionality. Real estate professionals know that such sentiments are not uncommon, and many point to formal dining rooms as spaces that have fallen out of favor in recent years.

Formal dining rooms were once common in newly built homes, but the pivot toward open concept floor plans left it up to homeowners to decide if such spaces were for them. In a 2017 book published by the Cotsen Institute of Archaeology Press, authors used cameras to monitor life in many people's homes, including how they used each room. The authors concluded that formal dining rooms were rarely used for eating. If that sounds a lot like home to many current homeowners, then it might be time to consider some ideas to convert formal dining rooms to make these spaces more functional.

• Home office: Though the percentage of professionals working remotely has dipped considerably since the end of the pandemic, hybrid working is perhaps among the more lasting work-related byproducts of COVID-19. In its Global State of Remote and Hybrid study published in early 2024, the career networking resource LinkedIn noted that 13 percent of jobs posted to the platform were for hybrid positions. That means millions of workers can still utilize an accommodating home office space. A formal dining room can be converted to provide such a space, and the good news is that such a conversion need not require extensive renovations. A fresh coat of paint, an additional outlet or two and perhaps a new overhead lighting fixture can instantly transform the space at minimal cost.

• Reading room/library: Homeowners who

dream of having a designated space for quiet reading can convert a little-used formal dining room into a space to curl up with a good book. Some comfortable armchairs, builtin bookshelves and perhaps an expanded floor-to-ceiling window overlooking a side or backyard can help homeowners create a home library that will be the envy of any avid reader.

• Studio space: If there's a resident yogi and/ or artist living under the roof, then converting a dining room into a yoga or art studio, or perhaps even a hybrid space for those who enjoy both activities, is a no-brainer. A yoga studio conversion may not require as much investment as a kitchen overhaul or bathroom renovation, but an ideal home yoga space requires more than a mat and room to stretch. The Yogapreneur Collective notes that flooring in a yoga studio should be non-slip, easily cleaned, durable, sound-absorbing, and low maintenance. The Yogapreneur Collective asserts that different flooring materials may be ideal for certain types of yoga, noting that cork flooring is a go-to choice for professional studios that offer hot yoga. Similarly, the right flooring for an art studio may depend on the artist's preferred medium, whether it's oil painting, arts and crafts or another artistic pursuit. But any artist knows that a floor that's easy to clean is perhaps best for a home art studio.

• Additional ideas: Some additional ways to repurpose a dining room include a gaming room for avid gamers, a memorabilia showcase for collectors or a pantry for foodies who love to cook but need some extra space to store ingredients and tools of the trade. If a formal dining room is only utilized on occasion, homeowners may want to consider the many ways to convert such spaces into areas that are more usable every day.

### Do's and don'ts of **bathroom renovations**





B athroom renovations are significant undertakings that cost homeowners sizable amounts of money. According to *Remodeling* magazine's "2024 Cost vs. Value Report," the average cost of a mid-range bathroom remodel across the United States in 2024 is around \$25,000. Homeowners who want an upscale remodel can expect to spend around \$80,000 in 2024.

Such a large financial commitment underscores the significance that homeowners get their bathroom remodels right. Mistakes will only increase the already substantial financial commitment homeowners must make, so it can help to keep these dos and don'ts in mind.

DO work with a certified, reliable contractor. YouTube tutorials can give a false impression of renovation projects in relation to their degree of difficulty. Renovations as significant as bathroom remodeling projects require the skills and experience of professionals.



DON'T ignore return on investment (ROI). There's no denying certain projects provide a better return on investment than others. The upscale bathroom remodel with a nearly \$80,000 price tag noted above may prove awe-inspiring, but homeowners looking to get as much of their money back at resale should know that such a renovation recovers 45 percent of homeowners' initial investment. By contrast, the mid-range bathroom remodel yields a 74 percent return according to Remodeling magazine. Though ROI may not be the deciding factor for every homeowner, it definitely merits consideration when planning a project.

DO pay attention to the details. Planning a bathroom renovation can be overwhelming, as homeowners have many decisions to make before the project even begins. For example, homeowners will have to choose a vanity, fixtures for the vanity, light fixtures, toilet, showerhead, and an assortment of additional features when planning the project. Contractors work with clients to show them all of their options, and some will offer advice on products or materials if asked. But homeowners are ultimately the ones who will have to live with the choices they make during the planning process, so these details merit ample consideration and should not be treated as trivial.

DON'T emphasize cost over quality. Homeowners should do their best to establish a renovation budget and stay within that budget, but quality materials should take precedence over cost. Many budgetfriendly furnishings and accessories are durable and aesthetically appealing, so homeowners need not enter a bathroom renovation thinking high-end products are their only options. But it's important that homeowners recognize the conventional wisdom that buyers get what they pay for when it comes to home renovations. If homeowners try to cut costs on materials, they may need to update or redo the bathroom much sooner than they would if they invest in quality furnishings and accessories the first time around.

Bathroom renovations can be costly. Remembering some simple dos and don'ts can give homeowners the peace of mind that their renovation investment will result in an impressive, durable space.





### Projected timelines for popular renovation projects

enovations help homeowners customize their homes to align with their needs and wants. Remodeling may be necessary to replace outdated fixtures and features, address mistakes previous homeowners may have made, or to make a home more functional. Homeowners often find it beneficial to hire professional contractors when they have work to be done around the house to ensure the job gets done to code and to their satisfaction. Timelines for home remodeling projects vary depending on a number of variables, including the size of a crew as well as the scope of the project.

Once a project commences, the timeline can feel endless. The following are estimates of timelines for top remodeling projects to give homeowners an idea of how long their renovation projects may last, courtesy of Renofi, a company that provides a lending platform leveraged by credit unions nationwide to offer loans to consumers.

• **Kitchen:** There are a lot of moving parts to a kitchen renovation, involving the services of electricians, plumbers, structural experts, and even interior design professionals. Not to mention the needs of craftspeople who can make custom cabinetry and countertops. Kitchen remodels can take anywhere from six to 12 weeks.

• **Bathroom:** The process of a bathroom renovation typically involves demolishing the old bathroom, removing old fixtures and starting from the ground up. As with a kitchen remodel, bathroom jobs require the services of different professionals. That is why homeowners can expect three to 10 weeks for a bathroom, depending on the scope of the project.

• Finishing a basement: Finishing a basement can add valuable living space to a home. Establishing a home theater space or man cave may require installing framing, insulation, utilities, drywall, flooring, and any additional needs if the finished basement will have a bathroom or necessitate additional plumbing. A finished basement project can last one to two months. But the good news is that typically the rest of the house is livable while the work is being done, so residents will not be disrupted.

• Whole home remodel: Hogan Design & Construction says that a whole house remodeling project can take anywhere from 16 weeks to

24 weeks. More involved projects can take longer.

Remodeling a home often involves a considerable investment of time and money. Knowing how long a homeowner will be inconvenienced by the work can help the household plan accordingly.



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# **5** renovations that provide a strong return on investment





enovations that make homeowners and residents of a home happy are always worth the investment. Though it's certainly true that projects that create more functional, usable space and add comfort and convenience are worth the price, such renovations are even more beneficial if they provide a good return on homeowners' financial investment. Returns are often cashed in when homeowners put their homes up for sale, and each year *Remodeling* magazine releases its "Cost vs. Value Report," which considers a wealth of data across the United States to determine which renovations return the highest percentage of homeowners' financial investment. According to the "2024 Cost vs. Value Report," the following are five projects that provide a strong return on investment (ROI).

**I. Garage door replacement:** The average job cost for this project is slightly more than \$4,500 but the project is valued at \$8,751, providing an especially high 194 percent ROI. 2. Steel door replacement: *Remodeling* magazine notes that a steel entry door replacement is worth double what it was worth in 2023. This project offers a 188 percent ROI on an average investment of \$2,355.

3. Manufactured stone veneer: A manufactured stone veneer is a manmade product that appears as if it's natural stone. Many homeowners prefer manufactured stone veneer to natural stone because of the price, as the former is less expensive and easier to install, which means lower labor costs as well. The comparatively low cost of manufactured stone veneer is perhaps one reason why it averages a roughly 153 percent ROI on an average cost of just more than \$11,000.

4. Grand entrance upscale (fiberglass): Few things are as awe-inspiring as an impressive entryway, and upgrading to a grand fiberglass entrance door provides a 97 percent ROI. Components of these entryways can vary, but *Remodeling* magazine notes the project may entail removing an existing entry door and cutting and reframing the opening for a larger with dual sidelights.

5. Minor kitchen remodel: According to the "2024 U.S. Houzz & Home Study" from Houzz Research, kitchens were the most popular rooms to renovate in 2023. There's no denying the appeal of a newly renovated kitchen, and homeowners considering such a project may be happy to learn that a minor kitchen remodel that costs an average of around \$27,000 provides a 96 percent ROI. Bankrate.com notes that minor kitchen remodels typically keep the current kitchen design, size and layout intact, but these projects may involve painting walls, refreshing backsplash, replacing lighting and plumbing fixtures, and changing cabinet hardware and facades.

Home renovations that provide a significant ROI can make homeowners happy once a project is completed and even happier when the day comes to put a home up for sale.



### **2024 FALL HOME IMPROVEMENT**

#### Daily Advocate

### Tips to transform a living room into a go-to viewing space

atch parties are wildly popular. Whether it's a gathering for the big game or a group of friends anxious to see the latest episode of a favorite television show, watch parties have become a fun way to enjoy special events with family and friends. Many bars and restaurants have recognized the popularity of watch parties and looked to capitalize on the trend, particularly for sporting events. Watch parties can make for a fun night out, but homeowners can do much to make their own living room a go-to spot for the next big game or series finale.

• Expand seating space, if necessary. Of course, guests for the big game or movie night will need a place to sit. Homeowners who love to host can determine their ideal gathering size and then work to ensure their entertaining space has enough seats to accommodate everyone. Multifunctional furniture can help if space is limited. For example, some stools that are typically used as footrests can be repurposed as seats when guests arrive and an upholstered coffee table can provide an additional space for guests to sit. Another option is to work with a contractor to add a built-in window seat or bench beneath a picture window.

• Convert an existing space into an open floor plan. A 2023 survey from Rocket Homes<sup>™</sup> found that more than half of individuals surveyed preferred open layouts to traditional layouts. Open layouts can make living spaces feel more airy and less claustrophobic, and such designs also make it easy to accommodate more guests. Homeowners can speak with a local contractor to determine ways to convert living spaces into open floor plans.

· Invest in your internet. Whereas cable televi-

sion used to be the go-to option when watching sports, movies and television at home, streaming platforms have now taken over, as many, including Peacock, Amazon Prime and Netflix, are now even broadcasting National Football League games. Homeowners who want to host watch parties must invest in high-speed internet and perhaps even a new router to ensure games and shows are not interrupted by the dreaded spinning wheel or issues that can arise if internet speeds are slow. If necessary, relocate the router to the living room to reduce the risk of streaming interruptions.

• **Reconsider your lighting scheme.** If movie nights or television shows dominate your watch party schedule, some recessed lighting in the living room can reduce glare and reflections on the screen once a movie or show begins. Recessed lighting above a mounted television can illuminate the screen so everyone can see it but won't appear in the screen and adversely affect what viewers can see.

• Consider upgrading your television and sound. It goes without saying that a television is wildly important when hosting a watch party. The experts at Best Buy note that 8K resolution is the highest resolution available in the television market. Such devices provide an extraordinary viewing experience, but they also can stretch homeowners' budgets. A 4K television won't cost nearly as much, and these devices also provide superior image quality. When a new television is paired with a premium soundbar, viewers can settle in for a memorable game day or movie night experience.

Homeowners can embrace various strategies to make watch parties an extraordinary experience for themselves and their guests.







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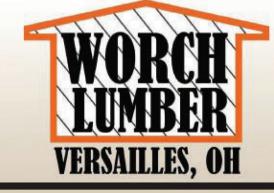
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