

FALL Home Improvement

Beautifying your home pays off!

When you renovate your home, it is usually to meet your needs or improve your quality of life. However, whether it is your intention or not, it usually increases the value of your house.

According to the Appraisal Institute of Canada, kitchen and bathroom renovations are the most profitable in terms of adding value to your home. In fact, 75% to 100% of the money invested in these rooms will be recuperated at the time of resale. However, the money spent on the renovations must be proportional to the value of the house: a \$30,000 bathroom does not belong in a \$100,000 house.

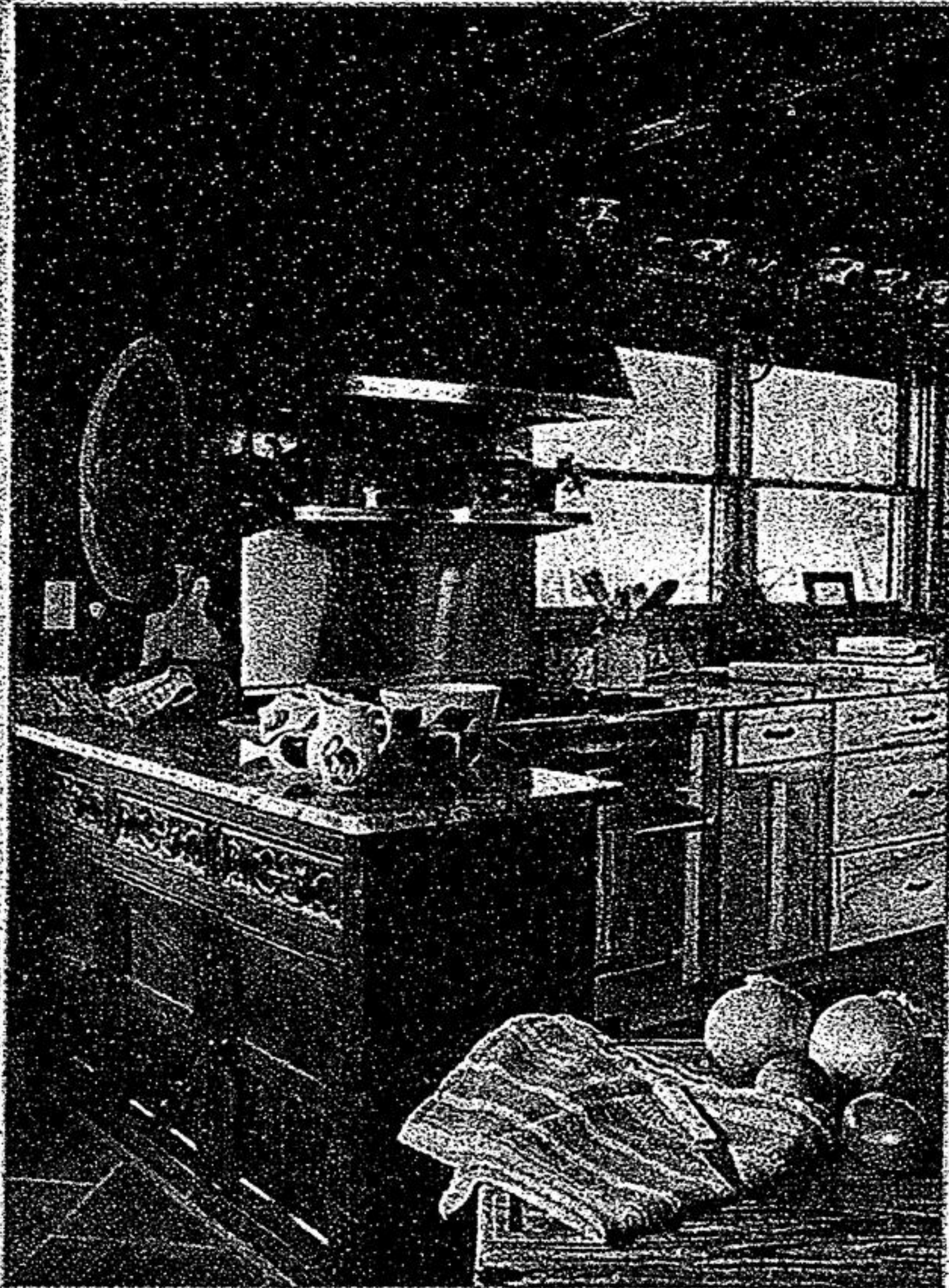
Many elements can contribute to the increased resale value of a house; the current trends are: central air conditioning, a whirlpool bathtub, a

fireplace, a new electric heating system, an extra bathroom, a home theatre room, an attached garage, a finished basement, an in-ground pool, a hot tub, a shed, etc.

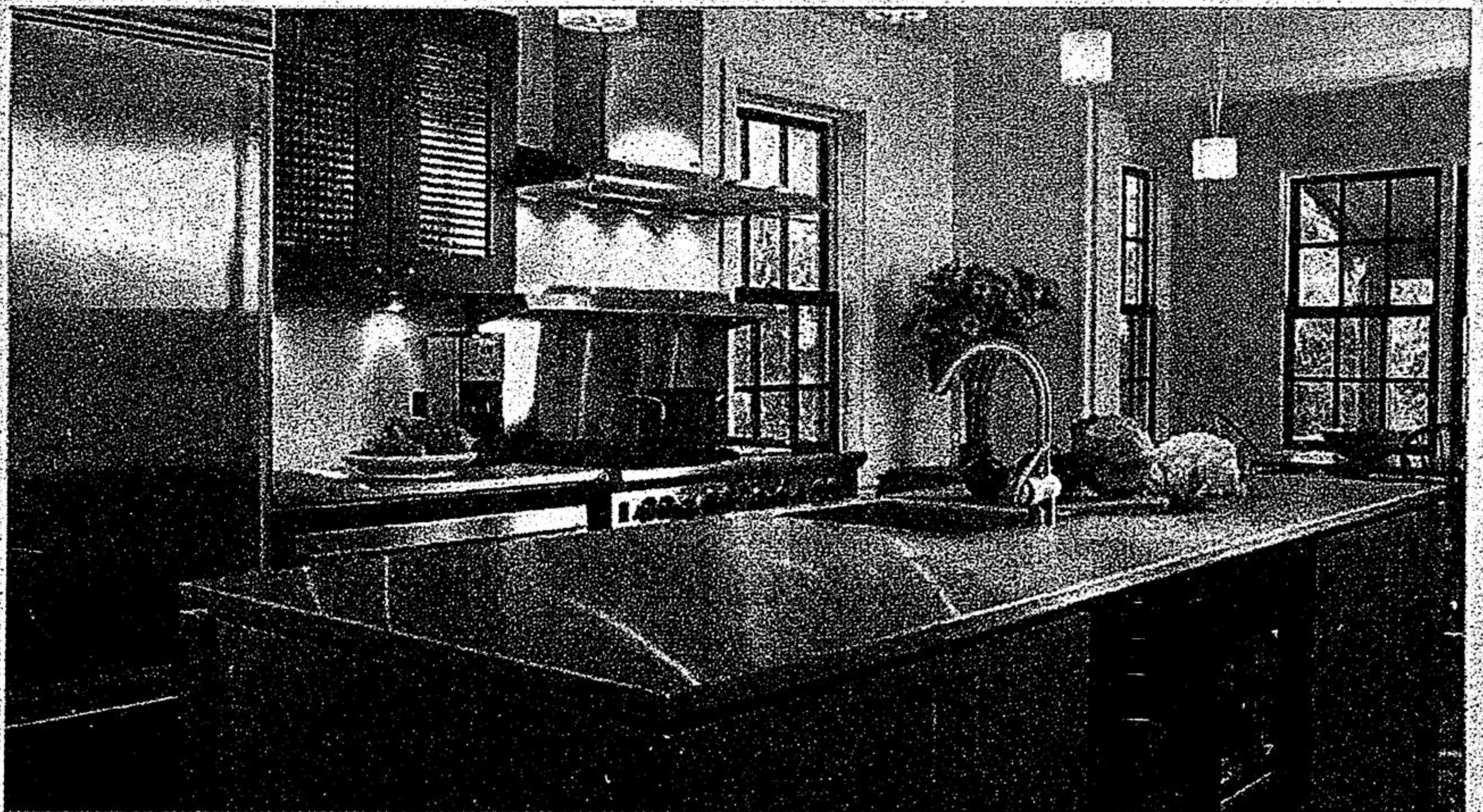
Following current trends

Even if you invest a lot of money in your home renovations, there is also a question of good taste: an ugly home can be harder to sell. If you are renovating in order to sell, you must consider the requirements of the majority of potential buyers.

Of course, a beautifully arranged home will sell for more money and, especially, more quickly. People are increasingly attracted to luxury, so it is important to be stylish and follow current trends, but be careful of passing fads



An antique kitchen decor conveys warmth and welcome.



Well thought-out renovations are an investment that pays off when you sell your house.

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WHAT YOU NEED TO KNOW ABOUT REPLACEMENT WINDOWS

There are many reasons Canadians decide to replace their existing windows. Fogged-up glass, rotting and cracked frames, drafty and inoperable sashes are just some of the issues that top the list. Despite rising energy costs, and environmental awareness, architectural details and style are stronger motives for some. Thankfully with today's energy efficient windows consumers shouldn't have to choose style over performance.

Replacement windows and doors are now available in a wider variety of materials and finishes than ever before. Fiberglass and composite materials are the relative newcomers, but vinyl and wood products still dominate the market.

Choosing the right product is still only one of many choices the consumer must make. Many home improvement companies favor an "insert" style of installation, where the new window is fastened directly into the old window frame. This is a quicker and less expensive option because very little carpentry is involved. The preferred installation involves removing the entire window to the rough opening, and replacing everything

including the interior mouldings. Older homes with large mouldings or brick and block construction may be better with the insert method.

A reputable company should be able to inform the homeowner of their options and provide solutions that perform well and add to the home's architecture. A good window is only as good as its installation, so always check references and if possible visit completed projects.

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