



IMPORTANT NEWS ON REAL ESTATE AND YOUR COMMUNITY



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NEWS&VIEWS



Home Design in 2015

Home design is always changing. What may have seemed brilliant a few years ago can quickly fall out of style and leave you wondering, “What were we thinking?” But our homes reflect our habits and hobbies, and the newest trends reflect a new kind of homeowner.

RE-THINKING THE KITCHEN

Food doesn’t just come from the grocery store any more. Many homeowners grow food in their gardens and have taken to canning their produce. New kitchen designs often include added space for storing vegetables from your garden and your canning equipment. High-temperature cooking options, induction ovens, and combination ovens are also becoming more and more popular.

BE CAUTIOUS ABOUT THE CONNECTED HOME

The new technology for controlling your HVAC system, home entertainment system, and other electronic features is convenient, but it does come with some risk. Technology moves extremely fast, and what once seemed cutting edge can quickly be abandoned by the manufacturer, leaving you without many options for updates, maintenance, and replacements. Be sure to do your research.

GRAY IS ANYTHING BUT DULL

Cool shades of gray are an extremely popular choice for interiors. Other popular paint colors in newer homes include chocolate brown, teal, and yellow.

Source: REALTOR® Mag

At the combined International Builders Show and the Kitchen & Bath Industry Show in Las Vegas, REALTOR® Magazine picked up 3 key trends in residential design to watch for in the coming year and beyond.

FIVE ITEMS THAT YOU SHOULDN'T TRASH

Many of us fall into the habit of disposing of all of our household items when they've broken, expired, or simply are no longer useful.

1. **OLD BATTERIES:** Batteries contain chemicals like alkaline, zinc, cadmium, and nickel. These chemicals can be hazardous if a battery deteriorates, so take your old batteries to a hazardous waste or recycling center.
2. **CFL LIGHTBULBS:** CFL (Compact Fluorescent Lamp) bulbs are much more efficient than incandescent bulbs, but they require different care once they burn out because they contain mercury. When burned out, take them to a waste center.
3. **PAINT:** Water-based paint is okay to be thrown in the trash. But oil-based paints can be hazardous. You could take them to a hazardous waste center, or you could donate the paint — community centers and non-profit organizations are a good start.
4. **ELECTRONICS:** Replacing your computer, or just getting rid of old tech? Instead of throwing your old electronics straight in the dumpster, take them to an e-waste center, or consider donating if the items are still useful. (Be sure to purge all personal information.)
5. **SMOKE DETECTORS:** Make sure to replace them every 10 years. Ionization smoke detectors actually emit a small amount of radiation, so users should mail them back to the manufacturer.



For environmental and safety reasons, here are five items that need to be disposed of with care.

REMEMBER TO INSPECT YOUR CEILINGS

Ceilings undergo a lot of stress...after all, they help hold up your house.

Ignoring or neglecting a small problem can lead to a big problem and expensive repairs down the road, so here are a few key things to look out for with your ceilings.

Water-related Issues in the Bathroom: All the moisture from hot showers, baths, and splashed water can lead to damage, whether it's mold or bubbling paint. Keep an eye out for water damage, and refer to a professional for anything that looks problematic.

Cracks: Changes in temperature cause the materials in your home to expand and contract, and that creates stress that leads to cracks. Cracks are especially problematic in newer homes, as they can be a sign of poor construction.

Paint Problems: If you're seeing a large section of peeling paint, it could be indicative of a water leak, so be sure to have it inspected immediately. Call a professional to take a look and make sure it gets fixed before there's major water damage.



Get Back to a Great Night's Sleep

Does the prospect of an expensive home repair keep you up at night? A home warranty plan is a service contract that helps safeguard your budget against unexpected repair or replacement costs caused by the breakdown of covered heating, plumbing, electrical systems, and most built-in appliances. Home warranties offer peace of mind to home buyers and sellers alike — often paving the way for a smooth, seamless, worry-free transaction.

Our Keller Williams Realty Arlington/Mansfield office has a trust-built relationship with an inclusive home warranty provider who can help you get back to restful, peaceful sleep. If you're curious about the benefits of a home warranty plan and how it can help you, whether you currently own, are thinking of buying or ready to sell, email us at deedra.hayes@kw.com or call us on (972) 891-9253 to learn more. We can help you explore plans, pricing, coverage and their go-to network of capable contractors. Together, we are available to make your entire process simple - start to finish.



**Call me today to
schedule a free
consultation.
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