

## Ways to increase resale value

If resale is the prime concern in your home remodeling plans, contacting the local chapter of the National Home Improvement Council (NHIC) could be the smartest move you can make.

NHIC, largest professional association in the home remodeling industry, can tell you which improvements will offer the best payback.

### Adding insulation

Many energy conservation measures, such as adding insulation, increase the resale value of your home.

According to a recent survey of real estate brokers, "An energy-efficient home is worth from five to nine percent more at the time of resale than a similar, but less energy-efficient house."

### Valuable or frivolous?

Other projects that should allow you to recoup your expenditures or improve the resale value

of your house include an extra bath, a modernized kitchen or added storage space, says NHIC.

On the other hand, adding custom features for your own personal taste—such as whirlpool or sauna—may not provide an equitable return on your investment. Someone else interested in buying your home may see them as frivolous.

### Fix-ups

On the whole, advises NHIC, anyone considering remodeling with resale in mind should think about fix-ups that will put the house in good shape.

Inspect the house from top to bottom as though you were a prospective buyer. Check the heating and cooling system to be sure it is in good operating condition.

Make sure windows and doors are adequately weatherstripped, and open and close easily. Inspect the siding and trim, the roof and the basement to be sure all are sound.

For assistance in determining what remodeling jobs are worth doing and how best to do them, NHIC offers a brochure, "Remodeling With the Help of a Reliable Contractor."

## KEEP MODERNIZATION IN PERSPECTIVE

Remodeling a home is usually a wise investment, but over-improving may be a waste of energy and money, warns the National Home Improvement Council.

Unless you hope to remain in your present home for quite some time or don't care about getting your money back, consider major remodeling projects carefully.

Modernization should conform in price and style to the home and its neighborhood.

### Don't overimprove

Pouring \$80,000 worth of improvements into a house in a neighborhood of \$70,000 homes, for example, is foolish, says NHIC.

No matter what the improvement or modernization, the Council points out that it will add top-dollar value only when it is appropriate for the house. If improvements are needed, keep them in their proper perspective.

## Money-saving tips on buying lumber and building a deck

The type of deck you need or can build depends on your house, landscaping and available space. It also depends on your budget.

Before you start a deck project, here are some basic suggestions for buying material and planning a deck your family will enjoy for years to come.

Build it yourself. Even a beginning do-it-yourselfer can build a deck, using hammer, saw and other basic carpentry tools.

If you're not confident enough to start out building your own deck, help a more experienced friend or neighbor and pick up some basic skills in the process.

Plan your project carefully and buy the smallest quantity of materials necessary to do the job. Overbuying is wasteful—but so is underbuying. Don't skimp.

If you plan properly, you'll have some scrap materials left over that are perfect for building planters, benches and other finishing touches. So measure carefully, then consult the expert—your building materials dealer—before you buy.

Buy smart! Buy the lowest grade of lumber that will do the job. There are many attractive species of lumber available.

Georgia-Pacific's own mill grade of redwood, called Bee Redwood, for example, is beautiful, durable and surprisingly economical.

For foundation or support lumber, use fir or another variety of treated lumber. Cedar, clear grades of fir or pine and redwood are all excellent choices for decking.

Buying materials out-of-season or on sale can also save money. Decking materials may be cheaper in the fall or winter when building is slack.

Buy when the price is low and store your lumber until spring when you're ready to build.

Before you buy decking materials, decide on the finished look you want. If you plan to stain the deck, buy the appropriate type of lumber for staining.

If you want a weathered look, be sure to apply a bleaching stain to the right type and grade of lumber.

You can also save money if you buy a lesser appearance grade of lumber, then paint it to match or contrast with the house.

Again, consult your building supply dealer before purchasing to be sure you get the look you want.

Shop around your city. Local differences in price could also yield savings.

Finally, the investment of time and money in your new deck should be protected like any other investment.

## Stylize your dishwasher and discover an exciting new look

One of the most welcome home improvements is the installation of a built-in dishwasher in the kitchen. Currently, two of every five homes in America have this workhorse appliance.

When adding the appliance, Maytag suggests that instead of hiding it among the cabinetry, the dishwasher can be stylized to make it a decorating focal point.

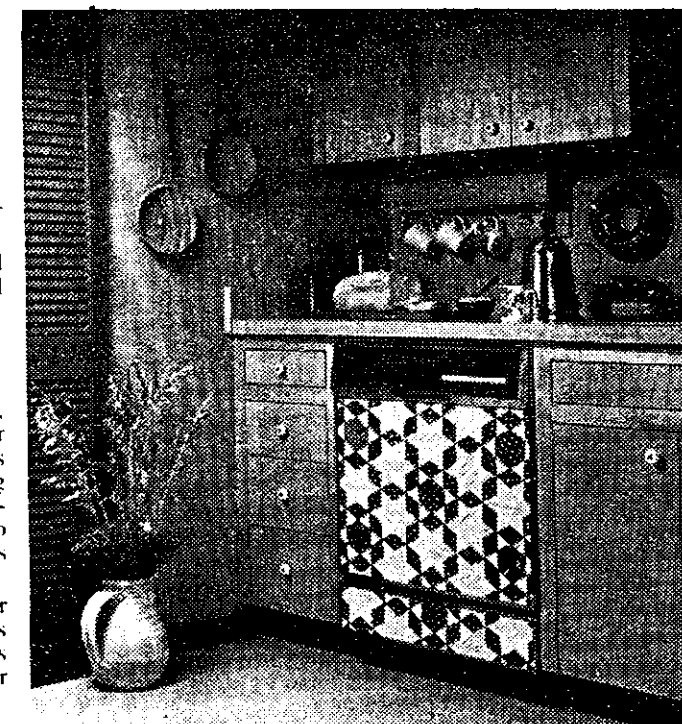
### Here's how-to

A new do-it-yourself booklet, "Quick-Change Dishwasher Decorating," provides ideas and guidelines for personalizing the dishwasher front with everything from poster art, to wallcovering, to hobby crafts such as needlepoint.

Providing the dishwasher with a distinctive front begins with a custom trim kit that is available from most dishwasher manufacturers.

### Kitchen showcase

This trim kit is the frame that is used to showcase fabrics, photographs—almost any kind of material on the front of the dishwasher.



A FLAIR FOR STYLE is evident in this kitchen home improvement project, where the front of the built-in Maytag dishwasher is personalized with a quilt pattern, protected under plexiglass. This "country look" is just one of several ideas Maytag has compiled into a new do-it-yourself booklet on decorating the dishwasher front.

## Remodeling busiest room in the house requires careful thought and planning

There's only one thing that can be said for an inefficient, poorly planned kitchen—"remodel."

Being the busiest room in the house, today's kitchen should be efficient, convenient and attractive. Making it so depends on basically one thing—careful planning.

Begin with an appraisal of your family's needs and lifestyle. This will enable you to modernize the kitchen to meet your specific needs.

Remember, an inefficient kitchen is a problem awaiting a solution. Determine where the problem spots lie and remedy them.

Since a workable kitchen depends on organization, divide the kitchen into distinct work areas. Make sure each area has sufficient storage and counter space.

If storage is a problem, select cabinets which feature adjustable and revolving shelves, lazy susans, vegetable bins and partitioned lid drawers. Arrange items on shelves within view and easy reach.

As important as organization, says the National Kitchen Cabinet Association, is cabinet durability. Since the kitchen is essentially a workshop, the cabinets you select should be



A KITCHEN SHOULD BE CONVENIENT, attractive and efficient. This one has lots of storage and counter space, good looks and cabinets certified by the National Kitchen Cabinet Association for long-lasting service.

able to provide years of easy-care service despite hard use and abuse.

Heavy loads, humidity, heat and potentially damaging food stains can take a heavy toll on kitchen cabinets. To be sure the cabinets you select can take it, shop for those that carry the NKCA certification seal.

To win certification, cabinets must pass more than 30 laboratory tests and inspections that

simulate common kitchen conditions.

Only cabinets that meet the rigid construction and performance standards of the American National Standards Institute (ANSI) can display the NKCA certification seal.

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### EASY ACCESS TO OUTDOORS

Patios are among the most popular home improvement projects.

For easy access, consider a stock wood patio door with safety glass as a standard feature.

They can be obtained at local window distributors, lumber dealers or home centers.

### SINGLE-PARENT HOMES ABOUND

Nearly seven out of 10 American homes are single-family units and 77 percent of them are in suburbs or non-metropolitan areas.

In addition to 54-million single-family units, reports the Census Bureau, another 22-million units are in multi-family structures.

### WON'T LAST

A fellow with a fat wallet will be considered a good egg right up until he's broke.

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