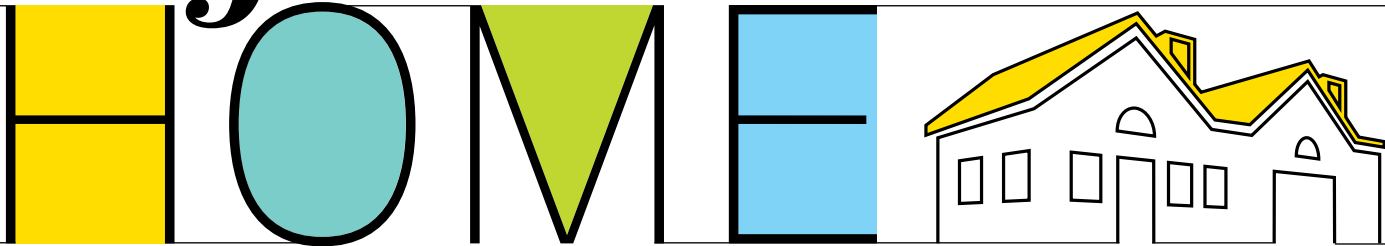




your



Tips and trends for homeowners, buyers and sellers

How to Create a Captivating Gallery Wall

A gallery wall turns any blank space into a story-rich focal point that reflects your personality. From photos and prints to three-dimensional objects, it's a creative way to showcase meaningful memories.

Start by gathering all items you want to feature—art, photos, memorabilia—and choose a mix of sizes and formats. Lay them on the floor or trace frames on paper to design your layout before committing holes to the wall. Anchor the composition

with a larger centerpiece, then work outward, balancing large and small pieces. For ideal viewing, keep frames aligned around eye level (five to six feet from the floor).

Design Tips at a Glance:

- ▶ Start with a focal piece and build around it
- ▶ Mix frame sizes, orientations and styles for visual interest
- ▶ Trace cut-outs on kraft paper to test arrangements without damaging wall
- ▶ Maintain consistent spacing—use a level for uniform alignment

Once you're satisfied with the mock-up, transfer it to the wall. Begin hanging using the paper template as your guide. Step back occasionally to assess the balance. Consider layering elements on picture ledges or introducing textile or sculptural pieces for added dimension. With thoughtful planning, your gallery wall can be an ever-evolving showcase of what matters most to you.



Essential Guide to Shingle Repair and Replacement

Maintaining a sound roof protector starts with promptly addressing damaged shingles. Be it from age, storms or wear—they can lead to leaks and more extensive damage if neglected.

Begin by inspecting your roof from the ground or a ladder. Look for missing shingles, curling edges or bald spots. When you find damaged shingles:

- 1 Loosen old shingles with a flat bar, remove nails and slide them out
- 2 Secure the underlayment and sheathing; add felt or replace damaged underlayment if needed
- 3 Apply a new shingle, aligning it with the existing roof pattern and leaving proper spacing
- 4 Fasten carefully, tapping nails in the nailing strip and covering heads with roof sealant

Tips for durable results:

- ▶ Always stagger shingles to prevent water infiltration
 - ▶ Use roofing cement or sealant under the edge of the new shingle to secure it
 - ▶ Replace shingles after storms or seasonal wear... don't wait for leaks
- With safe ladder work and attention to detail, shingle repair can be an advanced weekend DIY project. For full replacements or steep roofs, consult a licensed roofer to ensure safety and proper installation.



BROUGHT TO YOU BY YOUR AGENT, A
CERTIFIED RESIDENTIAL SPECIALIST



DO YOU KNOW SOMEONE WHO IS THINKING ABOUT BUYING OR SELLING A HOME? PLEASE MENTION MY NAME.

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Tips and trends for homeowners, buyers and sellers



WOOD, GAS OR ELECTRIC FIREPLACE? MAKING THE RIGHT CHOICE

Choosing the right fireplace involves considering heat output, ambiance, installation ease and maintenance. Here's a breakdown of each type:

Wood-burning fireplaces offer the traditional charm of crackling flames and aroma, and can function during power outages. However, they require a chimney, regular cleaning and are the least efficient in heat delivery.

Gas fireplaces deliver real flames without the hassle of wood. They boast high efficiency, quick warmth and lower maintenance compared to wood, but need a gas line and venting.

Electric fireplaces are easy to install—just plug them in—safe, low maintenance and efficient. They offer instant, adjustable heat with built-in heaters, though some models lack authentic flame visuals and can be costly to run long term.

Choosing based on your needs:

- ▶ Opt for wood if you love rustic ambiance and have a chimney
- ▶ Choose gas for consistent, powerful heat with minimal upkeep
- ▶ Go electric for simplicity, safety and flexibility

Your ideal fireplace is the one that fits your home's infrastructure, lifestyle and aesthetic goals. Add to that local utility costs and resale appeal, and you'll find the perfect match.



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