



# your



Tips and trends for homeowners, buyers and sellers

## Finishing an Attic



**C**onverting your attic transforms an underutilized space into a valuable living area—whether a bedroom, office or playroom. Besides adding square footage without expanding your footprint, attic renovations offer a strong return on investment (often over 50%) and improve home appeal.

Start by checking local building codes. Your attic must meet height requirements (typically at least seven feet), have sufficient floor area, proper access via a full staircase and exit paths for safety. Attic configurations vary. If roof trusses limit space, professional structural modifications may be needed.

Finishing steps include:

- 1 Clean out existing debris, remove old insulation and install subflooring
- 2 Install insulation and ventilation to regulate temperature and comply with code
- 3 Add electrical wiring and outlets to make the space functional
- 4 Frame and drywall walls and ceilings
- 5 Finish with flooring, lighting and wall treatments suited for sloped ceilings
- 6 Include smart storage, skylights or dormers to optimize natural light and space density

Be realistic about budgets. Attic conversions often cost \$25,000–\$50,000 but yield substantial resale value and livability. A finished attic becomes a versatile, comfortable extension of your home without the hassle or expense of building outward.

## Window Treatment Options

Choosing the right window treatments goes beyond décor. It influences privacy, light control, energy efficiency and overall comfort. Homeowners can choose from blinds, shades, shutters, curtains and drapes to suit each room's needs.

Blinds—whether horizontal, vertical, wood or faux-wood—offer tactile control over light and privacy. Shades (cellular, pleated, roller, Roman, woven) soften light and add aesthetic versatility. Shutters provide a classic and elegant look, fit odd-shaped windows and offer durable lighting control. Curtains and drapes come in various fabrics, from linen to blackout, and can enhance temperature control and style.

Quick comparison:

- **Blinds:** Precise light and privacy control
- **Shades:** Simple, seamless and elegant coverage
- **Shutters:** Durable and tailored to the window shape
- **Drapes/Curtains:** Style enhancer plus insulation and softness

Energy-efficient treatments like cellular shades or layered curtains can reduce heat loss in winter and limit heat gain in summer—helping trim utility bills by up to 20%.

Tailor treatment to room function: choose water-resistant options for bathrooms or kitchens, blackout fabrics for bedrooms and stylish layers for living areas. With thoughtful selection, window treatments can elevate both form and function in your home.

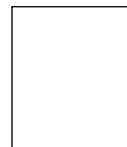
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## Adding a Hood Vent Above Your Stove



Installing a vented range hood helps keep your kitchen fresh by removing smoke, steam and odors while adding a polished, high-end feel. Choosing between ducted, ductless or convertible styles depends on kitchen layout and ventilation plans.

Start by selecting the correct size—ideally matching or slightly wider than your stovetop—and

ensure the fan's CFM (cubic feet per minute) rating is at least double your kitchen's square footage. Gather tools like a hole saw, oscillating saw, caulk gun and materials such as exterior ducting, foil tape, screws and a mounting block.

Installation essentials:

► Remove your old range hood (if applicable) by disconnecting

the power and support screws

- Mark holes for ducting and wiring, using templates or a helper to hold the new hood in place
- Drill and cut through the wall for venting
- Securely mount the hood, connect ducting, seal with foil tape and hook up electrical wiring
- Test the hood for secure airflow and proper operation

Proper ventilation—ideally a straight, short run to the exterior—ensures efficiency. Be sure to follow local codes, especially for duct routing and electrical safety.

A correctly installed vent hood improves air quality and kitchen ambiance, making it a worthy upgrade for any cook.



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