



How to make renovation projects go smoothly

Homeowners are spending big bucks on home renovations. According to the Joint Center for Housing Studies at Harvard University, home improvement project spending continues to increase. It's predicted to go from \$472 billion spent in 2022 to \$485 billion in 2024.

Those targeting a specific home renovation likely know there is much that goes into the process from start to finish. Patience is a requisite virtue with any remodel, as even a thoroughly conceptualized plan can encounter a few bumps along the way. Although there is no way to completely remove renovation-related obstacles, there are ways to make projects go more smoothly.

- Establish a clear plan from the beginning. Now is not the time to be on the fence about details. A vision for the renovation is essential, and should include details about layout, materials, colors, and design.

- Manage your expectations. Again, this speaks to a need for patience with a project but also involves flexibility. Being too rigid when choosing materials can require waiting for back-ordered supplies to come in. Wanting contractors to bend to your schedule can delay the project even further. Creativity and flexibility are key.

- Establish a budget. It can be easy to spend beyond one's means, especially when issues crop up. Black House Real Estate stresses the importance of creating a budget before starting a renovation, which may involve work-

ing with a local professional to help. Houzz advises preparing for worst-case scenarios by adding anywhere from 1 percent to 20 percent to the budget. Commit to sticking to the budget no matter what comes down the pike.

- Assemble a good team. Thoroughly research all contractors who will be involved with the renovation. These include designers, architects, builders, and more. Be sure they come highly recommended and research online reviews. A good team removes some stress from the project because you'll know the work is in experienced hands.

- Prepare the space for the remodel. Any work you can do will help save on labor costs and make it easier for the team to get started on the project. Clear out clutter and personal items. Ask if it would be helpful for you to handle some demolition, whether that's pulling up old tile, removing dry-wall or another task.

- Have an escape hatch at the ready. Home renovations can cause upheaval to daily life, and that can mean stress on top of already chaotic schedules. If money and situation allow, plan a getaway during a particularly tough stretch of the project so the noise, mess, and disruptions will not induce headaches. Consider spending a few nights at a hotel or a friend or relative's house to escape the constant grind of the project.

Home renovation projects add value and functionality to homes. Such undertakings can go more smoothly with some sound planning. HI248169

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How to keep an AC unit running strong

Air conditioners are a lifeline come the dog days of summer, when soaring temperatures make a well-cooled home a welcome respite from the outdoors. Maintaining an AC unit ensures it will be there to keep everyone cool when the mercury rises. The following are some steps homeowners can take to keep their AC units in tip-top shape this summer.

- Replace the air filter on the unit. Dirt, dust, debris, and pollen can quickly fill the filter on an AC unit. Replacing these filters prior to summer can make the unit operate more efficiently and keep cool air circulating throughout the house all summer. Homeowners can first identify which type of unit they have and then find an online tutorial to see how to replace the filter. Some filters are more expensive than others, but the cost is still low and the energy savings can be substantial.
- Schedule annual maintenance on the unit. Routine maintenance performed by a local HVAC technician is

another way to ensure an AC unit is running at peak capacity when it's most needed. Such maintenance is perhaps most effective in spring, as that ensures the unit is running strong from the first heat wave of the summer all the way through Labor Day. HVAC technicians can identify problems and recommend services that homeowners may not recognize they need until it's already hot out. Annual maintenance appointments also give HVAC professionals a chance to assess a system compared to the previous year, which can help them identify if a unit is nearing its end. That can ensure homeowners are not caught off guard when the unit needs to be replaced.

- Help the unit make it through the summer. Whether it's a typical summer or one marked by a handful of heat waves, AC units can use a little help

to get through the season. Closing curtains throughout the house on hot afternoons is a natural way to keep a home cool during a heat wave, and that can cut back on home cooling costs and protect a unit from being overworked. Ceiling fans also can be installed to keep rooms cool and circulate air, which also makes a hot summer a little less taxing on an AC unit.

- Use a programmable thermostat. Programmable thermostats allow homeowners to set the temperatures inside their homes throughout the day. If no one is home during the afternoon, there's no reason to have the AC cranking. Program the thermostat so the house is comfortable when people are home, but raise the desired temperature when no one is around. That gives the AC unit a break during the day and can help to dramatically reduce the cost of cooling the home.

AC units will not last forever, but some simple maintenance can improve their life expectancy and keep homes comfortable throughout the summer. TF247114

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- Change your filters monthly.
- Keep area around the condenser clear from grass/weeds, debris, etc.
- Do not put anything on your condenser that could reduce the air it needs to take in to cool itself.
- Do not store stuff around the furnace.
- Vacuum around the furnace to keep dust from collecting.
- Get your HVAC serviced at least annually.

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Did you know?

Homeowners with an eye on home improvement projects should know that kitchens and bathrooms tend to be the most costly rooms to renovate. An affiliate of the National Kitchen and Bath Association told Architectural Digest in 2023 that kitchens and bathrooms require the most labor-intensive renovations, which contributes significantly to the high costs of such projects. Labor is indeed a significant cost when renovating a home, as the Construction Labor Market Analyzer indicates labor cost percentages in construction are between 20 and 40 percent of the total budget of a given project. The final cost of any renovation project will depend on a host of variables unique to each home, including the square footage of the room being remodeled and the materials homeowners choose. However, homeowners looking for less costly renovations may want to consider revamping their dining rooms and closets, each of which are projects that can make a difference and tend to require a less significant financial commitment than projects like kitchen and bath remodels. HI248158



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