



BEIGE OR BOLD?

When to Remodel
for Resale or for You

Feature article inside

GUILDQUALITY'S 2021 GUILDMASTER AWARD HONORS SMILEY RENOVATIONS



Smiley Renovations of Silver Spring received a 2021 Guildmaster Award from GuildQuality for demonstrating exceptional customer service within the residential construction industry.

Since 2005, GuildQuality, an Atlanta-based third-party

customer satisfaction surveying company, has powered the Guildmaster Award to recognize and celebrate home building, remodeling, and contracting professionals demonstrating the highest level of customer service within the U.S. and Canada.

In determining which businesses received the 2021 Guildmaster Award, GuildQuality reviewed thousands of

survey responses submitted by customers of Guildmaster candidates and considered two primary metrics for each candidate: the percentage of customers stating they would recommend the business to a friend and the percentage of customers who responded.

Smiley Renovations achieved a recommendation rate of 90% or above from their customers surveyed for consistently delivering superior customer care.

"We truly believe that being an outstanding Design/ Build company means providing quality designs with true craftsmanship, while placing the clients satisfaction above all else. We have created a company culture, and achieve this goal with people who live these values. That is the difference we provide to our clients."

For more on the 2021 Guildmaster Award and qualifications, visit www.guildquality.com/guildmaster/

BEIGE OR BOLD?

When to Remodel for Resale or for You

While scrolling through Houzz and Pinterest, you'll see many bold home decorating trends. Statement-making black doors, geometric wallpaper, and brightly colored kitchen cabinets seem to be all the rage, and you may be considering adding them to your home.

But then this voice in your head warns that these remodeling trends may not be the best for resale. What should you do?

There are times to remodel your home for your enjoyment and times to consider resale value—and we are here to help you make that determination. Let's take a look at some considerations you should take before committing to a bold home remodel project.

Reasons to Remodel for Resale

First, let's look at some reasons to pass on the bold home improvement projects.

You have older children

If your kids are getting ready to graduate high school and move out on their own, maybe reconsider any bold home renovation plans.

There's a chance that once the kids are gone, the house you raised them in will feel huge and empty. You may decide to sell your home and downsize. In that case, we can incorporate features into a remodel that are appealing to home buyers and also serve your current needs.

The house is more investment than home

If you bought your home intending only to own it for a short period of time until it appreciates in value, all of your choices regarding the home should reflect that.

Make sure the materials used during home renovations like an upgraded kitchen or bathroom are resale friendly to maximize your home's value.



It's a starter home

If you know you won't be in this home for much longer, it is probably best to skip a bold upgrade.

Similar to an investment home, make improvements that will maximize appeal to new buyers. Sticking to neutral-toned floors and walls will look fresh and clean and help you get the highest sales price possible.

Reasons to Remodel for You

Your house should be a reflection of your style. There is a time and place to make renovations that may not appeal to everyone. These are just a few:

You love your area, neighbors, and everything else about the home

If you have no intention of selling, do whatever you want to your house! Paint the wall lime green and the ceiling black. Our design team can bring your ideas to life and create a home that is personal in both form and function.

Install bright orange carpeting. Not having to worry about resale value opens up room for creativity.

You have an unusual style

There's no point in living in a trendy all-white home if it doesn't make you happy. Create a space that works for you to help boost your mood and make the house a home.

You want to have fun

Create a space to really fit your lifestyle, these options are almost unlimited.

If you love staying in shape, outfit your home with a gym, complete with showers and steam room. If you're into podcasting or recording music, we can transform a professional-grade sound studio.

We've even seen upgrades like indoor basketball courts, bowling alleys, and arcades. If you're planning to stay in your home and you really want to enjoy it, then why not make it your own?

If you have questions or you're ready to start designing your home remodel, contact us today. We can guide you through a value-adding update or bring your unique vision to life.

Remodeling For Pets

Pets cheer us up, make us laugh, and pretty much run the household. When planning out your next remodeling project, don't forget to include functional and enjoyable things for your furry family members. These are a few of our favorite pet-friendly home renovation additions:

Hidden Feeding Spot

As much as we love our pets, their food and water bowls don't usually go with our decor. Consider hideaway food and water bowls that slide under your kitchen or mudroom cabinets when not in use. While we're at it, include a designated cabinet space just for their huge bags of food and other various belongings to keep order in your space. It should be easy to reach but still hidden away.

Central Vacuum

Dog and cat hair all over the house is not ideal, and neither is sweeping up after them all day. There are several central vacuum system options for your home to help keep floors clear of furballs and dirt that gets tracked inside.



Flooring

Sometimes pets get a little too excited, and your floors pay the price. When upgrading floors, water and scratch-resistant flooring like tile or stone are the best choices. They look nice, are durable, and easy to clean.

Bamboo flooring could also be another great option for easy clean-up and defense against wear and tear. Bamboo is also a more sustainable material, so while pet-proofing your flooring, you're also being environmentally friendly.

Dog Washing Area

If you have plans to renovate your mudroom, why not create a dog washing station? This way, you can easily bring your dog inside without getting sand, dirt, or whatever else he rolled in all over the house and quickly bathe him. Dragging your dog into the bathtub can be a chore and a workout, and this would make your life so much easier!

Built-In Beds

Your favorite family member deserves to be comfortable, so why not install a luxurious pet bed from them. Add a window box too for your dog to lounge in after barking at delivery drivers and neighborhood kids.

If you don't have a problem sharing a room with your pet, a raised bed area in the nook of your bedroom is a great choice. This could include steps up and a nice, comfy bed for them to lounge on.

Do you have other pet-friendly home renovation ideas? We'd love to hear about them and help bring them to life as a part of your next remodel.

New Bathroom Technology

If you haven't updated a bathroom recently, you may be surprised to learn about all new technology.

Some upgrades are for comfort, and some are for luxury. Whatever the reason, you will be amazed to find innovative products at any price range. If you are planning to upgrade your bathroom, consider these new technological advancements:

Just For Fun

- Bluetooth speakers can turn your bathroom into a relaxing spa. They can be hidden into your bathroom design and are waterproof.
- Adding a waterproof tv to your shower or near the tub is now possible thanks to updated technology. Give it a try!

Smart Options

- Smart mirrors are becoming popular. They are fog-resistant and can

display things like the weather or text messages, and even watch TV or listen to music.

- Moen has designed a voice-activated shower. Turn on and control the shower's temperature simply by speaking a command.

Cleanliness

- Touchless toilets prevent you from having to come into contact with the bacteria that is present. They also conserve water.
- Touchless faucets also conserve water and minimize germs by turning on automatically when your hands go near them. They add a sleek, modern look to your bathroom.

Technology is constantly evolving to improve health and safety. Don't forget to incorporate them into your next bathroom remodel.



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A Sustainable Backyard



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Readers' Pick,
Top Vote Getter,
Best Builder



A Backyard That is Sustainable & Efficient

It's always a great time to think about better ways to use your yard and expand your home's livable space. Building a deck, patio, or other outdoor living project is one of the best ways to take advantage of beautiful weather.

Your outdoor living space may not be the first part of your home that comes to mind when considering ways to be more eco-friendly, but there's a lot you can do in the great outdoors to be more sustainable.

Energy-efficient lighting

One of the easiest ways to save money and energy outdoors is by upgrading or replacing your traditional lighting.

Photovoltaic lights absorb sunlight during the day and provide illumination at night. These are a great option for path lights and deck accent lighting. There is a significant difference in the quality of lights on the market. We can help you find the best solution as part of your next remodel. For all of your lighting, look for Energy Star-rated fixtures.

Opt for energy-efficient appliances

If your space includes an outdoor kitchen, the considerations for choosing an efficient outdoor appliance are similar to the factors when choosing them for your indoor kitchen.

Refrigerators in the range of 16 to 20 cubic feet are the most efficient. While brands and models vary, a simple rule of thumb is that the bigger the unit, the more energy it will use. You can probably get by with a small fridge in an outdoor kitchen, so keep that in mind. If your outdoor appliances are not used on a regular basis, consider unplugging them during the down times to save on passive energy costs.

Water-conserving fixtures

For any water fixtures, such as an outdoor shower or faucets, you want to use the same strategies you would to conserve water indoors. Consider low-flow showerheads and faucets, and be sure to repair leaky fixtures. WaterSense



Rendering & design collaboration with Dana J LePere Interiors
danajlepere.com

labeled showerheads, faucets and fixtures use at least 20 percent less water than older models—and many can cut usage almost in half.

Rethink other water features

Have a pool, fountain, or other water features? There are several actions you can take to lower your energy and water usage here as well. Regularly covering your pool and using a solar blanket will reduce heating (and cleaning) costs.

An energy-efficient pool pump and filtration system can save you thousands of dollars in the long run. For smaller water fountains or ponds, a solar-powered or hybrid pump offers a more eco-friendly solution.

Incorporate shade

Planting trees in your yard offers multiple benefits. The shade will make your outdoor living space more enjoyable, and require less usage of ceiling fans or air conditioning in a sunroom or porch. Well-developed trees offer the dual benefit of helping block sunlight and heat from your home which further reduces energy costs. Other shade solutions, such as awnings or pergolas, can also help achieve those goals during the hot summer.



Before