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## **Remodeling? Read Remodeler Steve Pruitt's Comments First!**

(Portland, Oregon) No matter what the intentions of a homeowner are, statistics shows that the average person moves once every six years. It follows then that one's home must be regarded as an investment, not just simply as a home, with one eye on the real estate market. Contractors and homeowners alike would prefer to believe that every dollar spent on a house automatically adds to that home's value. Unfortunately, that's just not the case. Different projects will deliver varying amounts to a home's value. With that in mind, here are some important considerations to weigh prior to beginning any remodeling effort:

The Product - Cost at time of purchase – Long-term performance - Maintenance - Health effects - Green products - The Quality of work - Functional layout - Attractiveness- Skillful craftsmanship - Code approved

Then, at least four more factors have a direct bearing on the true value of the project:

The location - The property - The neighborhood - Demand

Your house is your most valuable asset; treat it right and it will become your best investment. And even if you end up never selling your home, you will still make a good investment in your family's quality of life now! The following is a very partial list of items that are currently in demand and promise to remain highly sought after in the years ahead.

### **General Design & Layout**

- Airy, bright rooms (particularly kitchen, bathrooms and family rooms)
- Kitchen, dining room and family room visually open (now being labeled as kitchen/eat-in/family space or great rooms)
- Large master bath
- Home office
- Guest room
- Media room
- Exercise room
- Playroom
- Bigger laundry room with plenty of counter space & a place where the ironing board can stay up at all times
- Super-organized walk-in closets
- Three-car garages (also well organized)
- Window walls (windows, windows and more windows)

- Skylights
- Glass blocks
- Vaulted ceilings and exposed beams
- Curved walls and archways
- Fireplaces
- Phone jacks in every room
- Wood floors in almost every room.

### **Kitchen**

- Mini-office workspace (equipped with computer)
- Island
- Walk-in pantry
- Double sinks
- Stainless steel or restaurant grade appliances
- Ceramic, granite or tumbled marble countertops and backsplash
- Earth tone ceramic or travertine tile flooring
- Wood floors.

### **Bathroom**

- Larger, much brighter (using skylights, large architectural window and/or glass blocks)
- Separate tub and shower
- Double bowl vanities
- Jetted or soaking tubs for two
- Custom tiled walk-in shower with built-in bench
- Earth tones and/or tumbled marble tiles
- Heated floors

### **Master Bedroom**

- Slightly smaller to accommodate his-and-hers larger closets and dressing areas
- Parlor
- Separate sitting room with TV and/or workspace
- Fireplace

### **Exterior**

- Stucco, stone, brick or cedar siding or shakes
- Architectural shingles, fiber cement, tile or slate roofing
- Redwood or cedar decks
- Tree fencing

### **Electrical**

- Home automation
- Halogen recessed lighting & track lighting
- Commercial ceiling fans
- Decora style switches, dimmers, outlets and jacks
- Solar powered exterior lighting.

### **Mechanical**

- Earth coupling heating and cooling pump

- Central heating & cooling
- Heated floors
- Central vacuum
- Central alarm.

### **Framing**

- Engineered wood products
- Steel framing.

When it comes time to remodel, if you have planned for all the right "ingredients" you're not going to spend a single dollar, *you'll be investing it.*

### About Cascade Restoration & Remodeling

Steve Pruitt is founder and president of Cascade Restoration & Remodeling, in business since 1987. Steve and his team of highly experienced craftsmen specialize in residential remodels of almost any size, home additions, kitchens, bathrooms, and some unique and unusual custom home projects. Cascade Restoration & Remodeling is located at 550 NW Alpine Terrace, Portland, Oregon, 97210. Steve can be reached at 503-246-6433.