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RESALE HOMES COLLECTIONS

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By Julien Laurion
The Big Tuna of Real Estate

Hi Julien, I chatted with you briefly at Rib Fest, and I thought I would take you up on your offer I would ask you an 'official' question. There was a news piece on television recently that discussed conditional clauses and general clauses when buying a home. I am still renting and thinking about taking the jump, I am confused. Can you clear this up for me?
Sincerely, British Dave

HI BRITISH DAVE, this question is exactly why it is best to use a Realtor when purchasing a home. A conditional clause is that the seller of the home accepts that the offer to purchase the home is conditional on a situation. Should the seller or buyer not meet that condition, the buyer or seller has the option to opt out. Conditional clauses are typically used to cover things like financing and other key factors that can affect purchasing the home.

For example, a conditional clause would read like this: "THIS OFFER IS CONDITIONAL upon the Buyer arranging, at the Buyer's own expense, satisfactory financing and home insurance. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 6 p.m. on the 5th business day following acceptance of this



What's the condition of your condition?

agreement... that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction or delay..."

So in summary, this condition allows the buyer five business days to find satisfactory home financing and insurance. Should they not be able to do so, they have the option to walk away.

A general clause typically refers to something minor you would like done by the seller in the contract. Should they not do so, it does not give you the option to walk away necessarily, but the seller could potentially be at fault and could face financial penalties.

An example of a general clause would read like: "The Seller agrees to leave the premises, including the floors, in a clean and broom swept condition and to remove all garbage, debris and personal belongings from the

property on or before closing. Should the buyer have to remove any such debris from the home the seller will reimburse the buyer's cost of doing so immediately."

Simply put, the seller agrees that they will leave the home in clean and good condition when they move out. Should the buyer have to do so, the seller will have to reimburse the buyer for the cost of removing what was left in the home.

Conditional clauses and general clauses are to protect both the buyer and seller. It puts everything out on the table, so there are no misunderstandings. It is very important to work with a Realtor like myself the help navigate those legal waters. If you want to chat more, do not hesitate to reach out.

Finally, I wanted to thank all my clients! My family and I are truly thankful for your trust and business.

To all of Aurora and King City, eat up and enjoy this family time, we have all worked very hard for this moment!

Happy Thanksgiving

Julien Laurion AKA Big Tuna is a local Real Estate Sale Representative with Royal LePage Your Community Realty in Aurora. I am a real estate agent who has expertise in both Real Estate and Renovations and has been involved in this community for over 20 years. If you have a question for my monthly article or if you are considering buying, selling or leasing a home please feel free to call or email me directly at (416) 402-5530 or julien@bigtuna.ca or by alternatively visiting my website www.bigtuna.ca or Facebook page @bigtunarealty



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FALL HOME maintenance checklist

(NC) A harsh Canadian winter is just around the corner. If you're a homeowner, that means it's prime time to start getting your home ready for cooler weather. Be sure to inspect these areas inside and outside to keep your home in tip-top shape through the season:

DRIVEWAY AND PORCH
Take some time to repair any cracks that may have appeared in your walkways, steps and driveway. Filling in these gaps will help prevent additional damage from rain and harsh weather.

WALLS AND EXTERIOR FINISHES
Look out for peeling paint and cracks in the exterior — these are common signs of water damage. Repairing any flaws by repainting, caulking and sealing cracks will help prevent further damage and help retain heat in your home.

ROOF AND GUTTERS
It's a good idea to have a professional inspect your roof for missing or loose shingles — you'll want to make sure it's up to par and ready for the season ahead. It's also important to take a look at your gutters and downspouts and replace any old or damaged parts. Be sure to clear out any debris that may block the flow of water away from your home, as congested gutters can cause water to overflow onto the ground, possibly leading to water damage.



SMOKE AND CARBON MONOXIDE DETECTORS
Check to make sure your smoke and carbon monoxide detectors are working properly. The turn of the season is a great reminder to replace old batteries, test functionality and give them a quick clean. Preventative maintenance is key, but some mishaps aren't avoidable. Be prepared for the unexpected with a home insurance policy from Onlia that covers your bases. Get a quote at onlia.ca.

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Pre-winter perennial pruning pointers

Foliage and football might be two things people instantly associate with fall, but there's more to this beloved season than brightly coloured leaves and action on the gridiron.

Gardeners know that spring is an ideal time to plan and plant their favourite flowers and most flavorful fruits and vegetables. However, seasoned gardeners know that gardening is a year-round commitment. Pruning is one of the keys to keeping perennials coming back for years to come, and fall is an ideal time to take on this important task.

Pruning perennials in the fall is not a one-size-fits-all endeavour. According to the Old Farmers Almanac, some perennials can be cut down after the first killing frost, while others can be left to benefit wildlife, including birds and insects. Understanding pruning and when to do it this fall can help gardeners lay a strong foundation for their gardens that will benefit them next spring.

WHY SHOULD SOME PERENNIALS BE PRUNED?

The College of Agricultural Sciences at Pennsylvania State University notes that perennials that have become diseased or infested with insects are pruned to prevent those problems from resurfacing in the

spring. In addition, according to the Old Farmers Almanac, many herbaceous perennials have old foliage and dying stems after several hard frosts. If dead foliage or dying stems aren't pruned, disease, slugs and other pests can overwinter in the plants. Cutting these plants down to the ground after several hard frosts allows the base of the plant to remain dormant over the winter but makes the plants less hospitable to disease and insects.

WHICH PERENNIALS SHOULD I PRUNE?

The first step to pruning perennials is to recognize which need to be pruned and which can be left intact for the winter. The Old Farmers Almanac notes that bee balm and phlox are prone to powdery mildew and should be cut back once they're gone. Hostas harbour slug eggs, so they, too, should be pruned after a hard frost. Hosta leaves that have fallen on the ground should be removed as well. There's no need to cut back certain perennials if they're healthy. For example, hardy geraniums do not require pruning in the fall, and Penn State Extension notes that hardy perennials like garden mums are more likely to survive a cold winter if they're left intact. That's because the tops of such plants will collect leaves and



snow for insulation and moisture throughout winter. Gardeners who are unsure about fall pruning can speak with their local gardening center for additional advice regarding which plants to cut back before winter.

WHEN TO PRUNE PERENNIALS

Gardeners need not rush to prune perennials in the fall. Diseased or infested plants can be pruned at

the first sight of disease or infestation, but gardeners can wait until several hard frosts have occurred before they prune healthy perennials. In gardening parlance, a hard frost refers to when temperatures drop below -2C. Several hard frosts kill the uppermost growth of most perennials, making this an ideal time to prune them.

Pruning perennials in fall can be the first step toward creating an awe-inspiring spring garden.

Establish winter habitats for backyard animals



PREPARING A PROPERTY for winter involves putting away lawn furniture, raking leaves and removing any annual plants that have shrivelled up and spent the last of their energy. It can be tempting to want to clean up completely and leave a blank slate in the yard. But by doing so, you may be robbing wildlife of the resources they need to overwinter.

The nature and conservation resource In Habitat says plants and animals depend on one another to survive. During the winter, animals may struggle to find adequate shelter and food, especially when there is a lack of sufficient plant matter available. In turn, these animals may actually take up home in people's residences, turning into pests in the process. Bats, field mice and even opossums and raccoons may move indoors into attics or basements, leaving behind waste and damage if they can't find adequate shelter outdoors.

Homeowners concerned about potential pest infestations can take steps to ensure animals have places to bed down and escape the cold in their yards this winter. These tips can help local wildlife when the temperatures dip.

Leave parts of the yard wild. Animals can make a nest in leaves or piles of brushwood. Just make sure piles left out are

away from the home so curious critters don't try to get inside. Leave the task of tidying up shrubs and garden borders until spring, as shrubs can be dense areas to hide for both insects and animals.

Consider planting animal food sources prior to winter. Plants like elderberry, holly, mulberry, sumac, and crabapple will grow in colder months and animals can enjoy them as a vital food staple.

Don't forget water sources. Provide access to fresh water and replace as needed if the water freezes. For homeowners with fish ponds in their backyards, use a hot pot to melt a hole in the top of the pond and allow gases that have accumulated underneath to escape. This allows oxygen to reach fish and frogs in the pond.

Leave bird, squirrel or bat houses in the yard. This is a fun and crafty project that can ward off winter boredom while also providing a safe place for local wildlife to shelter in winter.

Animals and insects need some extra help staying comfortable when cool temperatures arrive. Leaving some clean-up tasks for the spring ensures that there are plenty of backyard habitats available to local wildlife.



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Harmful germs may be growing in your home plumbing



(NC) There is a group of nasty bacteria that will happily make themselves at home in your hot tub, humidifier, water heater, showerhead and other places in your plumbing system. Known as Legionella, these bacteria can make you sick if inhaled from water droplets and mists released into the air.

Legionella tend to grow where there are warm water temperatures, standing or still water and settled particles and biofilms — a slimy, glue-like material containing other

germs and nutrients. Fortunately, most healthy people don't get sick from these bacteria.

But some people may have a higher risk of infection, including people over 40 years of age, current and former smokers, people with chronic lung disease or with other underlying illnesses, and those with already weakened immune systems.

Legionella can cause two types of illness, Legionnaires' disease and Pontiac fever. Legionnaires' disease is a serious respiratory illness that results in pneumonia, lasting weeks to months, and can lead to death.

Pontiac fever is a milder illness, causing flu-like symptoms. People with Pontiac fever generally recover in two to five days without treatment.

Protect yourself and others in your home from Legionella by:

- Keeping your water heater temperature at a minimum

of 60°C. To reduce the risk of scalding, the temperature of the water at the tap should be no higher than 49°C. You can contact a qualified plumber to install mixing valves to control the tap water temperature.

- Regularly cleaning and disinfecting mist-producing devices in your home, such as showerheads and sink taps, humidifiers and hot tubs, according to manufacturer directions.

- Running the hot and cold water taps for a few minutes after not using them for more than two weeks.

- Periodically draining and flushing your water heater, according to manufacturer directions, to reduce settled particles.

Find more information by searching "Legionella" at canada.ca

www.newscanada.com

PANDEMIC RENO?

When to DIY and when to call the experts

(NC) The pandemic is inspiring homeowners to update their spaces with simple yet effective upgrades. When looking into DIY home projects, professional contractor Zac Matchett-Smith shares when to do it yourself and when to leave it to the experts.

Here are some things you can DIY along with some pro tips from Zac:

LANDSCAPING

Gardening is a fantastic way to liven up any outdoor space and manage water from downspouts.

PRO TIP: Laying patio stones and pavers can help manage the mess from going inside your home during transitional months by cutting down on mud created by regular lawns.

SWITCH UP YOUR TUB FIXTURE

Swapping plumbing fixtures is a quick and easy way to give your bathroom a facelift without re-plumbing the whole space or doing an extensive renovation. This can be as simple as screwing off the old spout and screwing on a new one.

PRO TIP: Some tub spouts are secured in position with a single set screw on the underside of the spout, but with the right adapter, can easily be replaced by a set screw spout. To instantly modernize and elevate your space, also check out the range of shower spouts available in different finishes, including matte black, from the Delta Kitano collection.

These are the projects that you should leave to the experts:

REMOVING WALLS

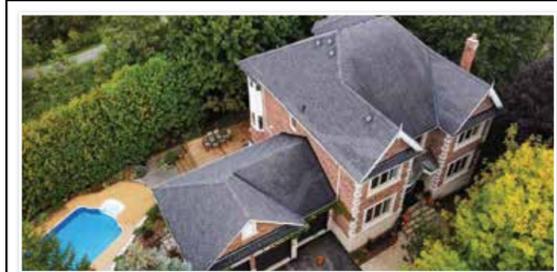
Some walls can be easily removed, but without experience it's difficult to know which ones can safely be removed. The truth is that removing certain walls can structurally undermine your home. You could remove a wall thinking it's fine, only to have problems during the next big windstorm.

DECKS

Properly structuring a deck requires just as much experience and knowledge as structuring a house. Decks are subject to a lot of extra stress because they are outside 365 days a year and they need to be built to withstand that stress, especially winter conditions.

Find more information at deltafaucet.ca.

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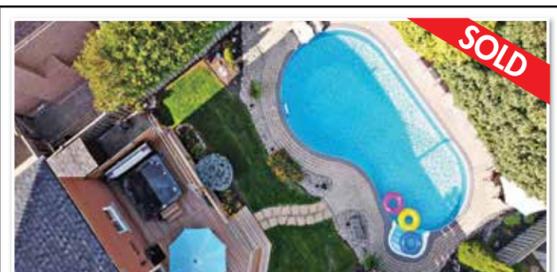
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Winter nest decor ideas

Hibernate in style

Making the best of a small dining space

Some homeowners may aspire to have expansive dining rooms replete with seating for 12 beneath a stunning chandelier. That kind of space certainly makes hosting dinner parties easier. However, modern homes typically have small dining rooms that require homeowners or renters to be resourceful when entertaining guests.

Hosts may not be able to expand their dining spaces, but there are some clever ways to maximize every inch of a small dining room and even some smart solutions for those who don't have dining rooms at all.

Create the illusion of more space. Eating areas can be made to feel larger with a few tricks. A mirror on the wall will reflect light and make the room appear larger. In addition, a large-scale patterned floor or oversized artwork on the wall may make the room appear more spacious.

Maximize seating. Chairs can take up a lot of room in a dining space. To maximize seating availability in smaller dining rooms or in spaces where you need to create a seating area look to built-in banquettes or bench seating. These ideas can help create an instant cozy nook and save on space in the process.

Let space lead furniture choices. Depending on the size and shape of the room, select a table that will fit comfortably. A round, pedestal table may take up less real estate in a smaller room than an oblong or rectangular one. Also, if you have a narrow, galley-type dining space, select a narrow table and low-profile chairs. Again, benches may work well in narrow spaces.

Utilize the kitchen island. Many modern homes have no dedicated dining rooms but kitchens that open up to living rooms. Homeowners with kitchen islands can utilize large islands as dining areas, and they're easy places to enjoy casual meals when stools are pulled up to the island.

Install a drop-leaf table. Drop-leaf tables do for dining spaces what Murphy beds do for guest rooms. A wall-mounted drop-leaf table can be dropped down for entertaining and folded back up when the space needs to be repurposed.

Lighten up the colour palette. Make dining spaces seem larger with brighter colours. Brightly coloured decor, furniture and flooring can do the trick.

Invest in storage pieces. A simple buffet can store silverware, table cloths, wine glasses, and more, but also serve double-duty as a bar or server for a buffet.

Petite dining spaces can be functional when space is maximized and design tricks are called into action.



(NC) For most of us, the coming of winter means spending significantly more time indoors. To keep from getting cabin fever, now is the time to start planning for winter hibernation. Create a cozy retreat you'll never want to leave with these style and decorating tips:

INCORPORATE LUXE LAYERS

Create contrast for the harsh weather with lush fabrics and textures that bring warmth and comfort inside. Think rich velvets, cushy alpaca and soft faux fur. The great thing about these luxurious materials is that a little goes a long way, so simply add a few pillows, a throw blanket, or an area rug to instantly upgrade the look and feel of your space.

ARRANGE NEW SEATING NESTS

After spending so much time at home, now's the perfect time to mix it up by playing with the layout in your most used rooms. Encourage snuggling up with a book or a new podcast or enjoy a good conversation by creating intimate seating areas. A deep recliner and ottoman can create a little reading nook in your bedroom, while a couple of chic accent chairs in the

living room can designate a space away from the TV for chatting.

SET THE TONE WITH SOUND

Just like the smell of homemade cookies or a cozy blanket can evoke a feeling of comfort, music can help bring a room to life and provide a finishing touch to your winter nest. Try using SiriusXM to create the ambiance for a cozy evening or weekend at home. Whether you want a soothing soundtrack for dinnertime, a throwback playlist for games night or an early start on holiday tunes, the SXM App offers a huge variety commercial-free music to build a soundtrack for special moments and memories.

Find more information at siriusxm.ca.

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MOVING TIPS

to make your
life easier

(NC) Fall is a popular season for moving, and many people across Canada have decided to relocate or find a new home that better meets their needs during the pandemic. Whether you're planning a move across the country or down the street, follow these tips for a smooth experience:

DECLUTTER EVERYTHING.

A new home is a fresh start, so why not take inventory of all your stuff to see what you really need? The fewer things you have, the less you need to pack, move, unpack and find a new place for. Well before your move, clear out old clothing, digitize family photos and have a garage sale for unwanted items.

CREATE AN ESSENTIALS BAG.

After a long day of moving furniture and boxes, the last thing you want to do is launch a search party for the things you'll need for your first night. So, pack a bag with the essentials like pyjamas, fresh clothes for the next day, toiletries, medications and snacks. Make one for each family member.

SWITCH YOUR PROVIDERS.

Find out who your utility, cable and internet provider will be and make the switch early for a seamless transition. Remember to check with your new telephone provider to see if you can keep your current phone number. Depending on where you're moving to, you may be able to keep your number if you transfer services from landline to landline, landline to mobile, mobile to landline and mobile to mobile.



To keep your phone number, don't cancel your service before switching. Tell your new provider that you want to keep your number and they'll take care of the transfer for you — they'll ask for some personal details to set up your account and ask you which services you want to keep, remove or change. This is a great time to shop around for a better deal.

If you simply want to cancel, know that you don't need to provide 30 days' notice before cancelling your phone, mobile, internet or TV services.

INVEST IN THE RIGHT TOOLS.

It can seem like a smart idea to pack and move everything yourself, or to get old boxes from the grocery store. But at the time, the stress and headaches of boxes falling apart on the go, or debating the best way to load your vehicle mean it might be worth it to pay the cost for hiring movers or buying sturdy packing boxes and supplies. Do your research early and decide what will help you most on the day.

Find more information on switching providers at crtc.gc.ca/move.

Should you test your indoor air?

(NC) Testing your indoor air sounds like a great idea. But pollutants such as mould and chemicals are difficult to measure correctly, and results are hard to interpret.

Instead, you can improve your indoor air quality by addressing sources of indoor air pollution and improving your home's ventilation. To reduce air pollutants inside your home:

- Make sure your furnace and other fuel-burning appliances are well maintained to prevent carbon monoxide accumulation. Change your furnace filter regularly.
 - Do not smoke indoors. Cigarettes emit many chemicals including carbon monoxide, particles and formaldehyde.
 - Reduce the use of candles and incense.
- Increasing the ventilation in your home is one of the biggest things you can do to improve the air around you. Start with these simple actions:
- use your range hood on the highest setting while cooking,
 - open windows, when outdoor air quality permits,
 - use bathroom fans when showering or bathing to reduce humidity and prevent mould,
 - use your furnace fan or, if necessary, a separate fan to distribute air, and
 - set your ventilation system to a higher setting or let it run longer.

The only indoor air pollutant you can get reliable test results for is radon, a radioactive gas that can get into your home and can cause lung cancer. Fortunately, you can take action to measure and lower the radon level in your home to reduce your risk of lung cancer. A simple DIY test kit can help.

Find more information canada.ca/healthy-home.

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Brace for snow by winterizing your home

(NC) It's no surprise that Canadian winter weather can be unpredictable. That's why it's good practice to ensure that you — and your home — are ready for whatever rolls in with the cold temperatures.

With the Farmer's Almanac calling for above-normal levels of rain and snow this year, make sure your home is ready by following these three tips:

1. CHECK YOUR FURNACE.

Make sure your furnace is in good working order by booking a furnace inspection before the coldest part of winter hits. Wait times can be longer as we get deeper into the season, and that's the worst time to make do without. Regular maintenance and inspections can save you money in the long run.

2. INSULATE DOORS AND WINDOWS.

Keep the warmth in by installing or replacing weather-stripping or weather-strip film. When you turn your heaters on, ensure your baseboards are clean and test each one to see that they're working properly. Heat rises, so start with the basement first.

3. EMPTY EXTERIOR PIPES.

Water expands in the cold, so when severe cold snaps hit, pipes can be at risk of bursting. To avoid having your water pipes freeze and burst, empty all exterior taps, and shut off the valves until next spring.

With these tips, you're well on your way to protecting your home. But if anything happens, insurance providers like Belairdirect will be there to support you along the way with 24/7 claims service and digital tools that make submitting and tracking a claim as simple as uploading photos. Learn more at belairdirect.com

www.newscanada.com



How to choose the right lighting inside your home

Lighting in a home serves both practical and aesthetic purposes. It's easy to maneuver around a well-lit home, reducing the risk of slips and falls, and the right lighting can help homeowners create their desired ambiance, which typically changes depending on which room you're in.

When choosing lighting for their homes, homeowners must walk a fine line between appearance and functionality. A fixture in the foyer that instantly impresses visitors likely won't prove as awe-inspiring if it's installed in the living room. When choosing lighting for a home, some general rules about what works in each room can help homeowners make the most informed decision.

KITCHEN

Kitchens are often the busiest room in a home, so lighting here can be especially important. A kitchen often benefits, both practically and aesthetically, from different types of lighting. For example, pendant lighting above kitchen islands can make meal

preparation easier and safer, but such lighting likely won't work in breakfast nooks and informal dining areas in the kitchen. Recessed lighting works best in such areas. In kitchens with no island, under-cabinet lighting can be used to illuminate countertops and simplify meal preparation.

FORMAL DINING ROOM

Many people enjoy the look of chandeliers in formal dining rooms, and such fixtures can be installed directly above the dinner table. The interior design experts at Better Homes & Gardens advise hanging chandeliers roughly 33 inches above the table in dining rooms with eight-foot ceilings, adding three inches for each additional foot above eight feet. Darkened dining areas may be ideal in restaurants, but homeowners may want to split the difference at home and choose dimmable chandeliers for their dining rooms. This allows homeowners to dim the lights for romantic dinners but turn them up for family gatherings with lots of people around the table.

LIVING ROOM

Adaptability also is important in the living room, where homeowners may host anything from movie nights to book clubs to parties for the big game. It can be a tall order to accommodate such a wide range of activities, and many homeowners come down to deciding between recessed lighting and track lighting. If the living room currently has neither style, homeowners should recognize that it will cost considerably less to install track lighting than recessed

lighting. Better Homes & Gardens notes that flexible track lighting provides ambient, task or accent lighting, and track lights can even be moved to change lighting schemes at any time, making them a budget-friendly option for homeowners whose living rooms are multi-purpose spaces. Recessed lighting also works well in living rooms, especially ones with low ceilings. That's because recessed lighting is installed into the ceiling, meaning it does not take up any visual space in the room. That can help living rooms feel bigger.

BEDROOM

The home improvement experts at BobVila.com note that bedroom lighting should provide enough light when getting dressed, but also be able to be toned down as residents prepare for their bedtime routines. Both portable and installed lighting can be used in bedrooms to serve these various functions. Recessed fixtures that dim can ensure there's ample light to get dressed in the morning, but they also can be dimmed at night as residents try to get ready to sleep. Portable nightstand lights can make it easier for couples sharing a bedroom, allowing one person to stay up and read while the other goes to sleep.

Homeowners have many options and many needs when choosing lighting for their homes. A professional consultation with a lighting expert or interior decorator can help homeowners find lights that provide both practical and aesthetic appeal.



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How to pick paint for home interiors

Many components combine to define the interior of a home.

Some homeowners may be partial to certain styles, such as ultra-modern or farmhouse, while others may opt for a more traditional look that cannot necessarily be categorized as one style or another. Though many homeowners may spend considerable time and devote a lot of energy to making their home embody a certain style, those who aren't willing to commit to a particular look can lean on one component to make a stylish statement all their own: paint.

Colour can be a part of every homeowner's design arsenal. Bold colours can be used to create a stunning accent wall, while homes with open concepts often utilize colour to define rooms. Homeowners who want to revitalize their home interiors can do so with paint, and this approach doesn't require homeowners to commit to a whole new design style.

Though painting may seem simple to novices, homeowners who have painted home interiors in the past recognize how complicated the process of picking paint can be. Paint retailers have a seemingly endless swatch of paint colours to choose from, and before long homeowners' heads may be spinning as they try to narrow down their options. The following tips can help homeowners pick the perfect paint for their home interiors.

Take stock, and photographs, of your current furnishings. Many interior designers rely on a simple technique when recommending colour schemes to their clients. Choose a standout colour from existing furnishings, such as the dominant colour from a

patterned decorative pillow or piece of furniture, and then look for the same shade to paint the walls. A photograph of the item can be handy when visiting the paint store.

Lighten colours as you go up. The home renovation and design experts at HGTV recommend picking darker colour values for the floor, medium colour values for the walls and light values for the ceiling. This approach mimics the look of the great outdoors, where the ground tends to be darker than the trees, and the trees are darker than the blue sky.

Utilize paint to create the vibe you want. The home renovation experts at This Old House note that colours evoke an emotional response. Cool colours like blue and green give off a relaxing vibe, which makes them ideal for bedrooms and bathrooms. Red is an intense colour that can up the energy ante in any room, which can make it an option for homeowners who want to spark debate around their dinner tables.

Give personal preference its place at the table. Though interior designers may have years of experience picking paint colours for a home and researchers may have determined how certain colours can be utilized to create the desired ambiance in a given room, ultimately homeowners are the ones who will be living in the home. So it's important that homeowners pick colours they like for their home interiors.

Paint is an inexpensive way to transform a room. Homeowners can rely on a combination of colour strategies and their personal preferences as they try to decide which colours they want on their interior walls.



Signs it is time to overhaul your kitchen

Remodelling a kitchen adds value to a home. Remodelling Magazines Cost vs. Value Report indicates mid-range kitchen remodels cost about \$66,000, and homeowners can expect to recover about 60 to 80 percent of that cost at resale.

Homeowners may wonder if remodelling their kitchens is worth the investment. Homeowners should not just consider cost, but also the current conditions of their kitchens when deciding if a renovation project is a right move to make. These signs indicate it may be time to renovate a kitchen.

BREAKERS ARE TRIGGERED: If the lights go dark from a tripped circuit breaker every time you try to microwave and run the toaster oven at the same time, your wiring is likely not up to the task of handling the workload and could be out of date. A kitchen remodel will assess wiring load needs, and an electric overhaul may be necessary.

LACK OF STORAGE: One of the biggest hassles homeowners encounter in their kitchens is a lack of storage space. If making a meal involves a Jenga-like stacking and rearranging of kitchen tools, or if an avalanche occurs whenever you search for an item, you might need more storage. A carefully planned redesign can achieve this, even in a smaller kitchen.

OUTDATED APPLIANCES: Even if your appliances are not avocado green or mustard yellow relics of the 1970s, they might still need to be replaced. According to CRD Design, appliances are only expected to last around 10 to 15 years. If appliances have become unsafe or energy hogs, it could be time for a remodel.

FAMILY IS EXPANDING (OR SHRINKING): Kitchens often are the heart of a home. They need to meet the needs of the family that resides in that home. A remodel can add space as needed. On the flip side, when a couple becomes empty nesters, kitchens can be redesigned and downsized to reflect their new needs and desires, such as the addition of a wine chiller or espresso station.

POOR LIGHTING: Task lighting is essential in a kitchen, but older homes may not be equipped with lighting where it's most needed. A carefully designed remodel can improve lighting with under-cabinet lights, pendants, overhead lighting, and even natural light to make the space attractive and more functional.

FREQUENT RUN-INS: The notion that you can have too many cooks in the kitchen refers to having too many people trying to pitch in or offer their opinions. However, it also can apply to when too many people are gathering in a small space. Redesigning a kitchen can improve the efficiency of a space and make the room feel larger.

AESTHETIC APPEAL: Many kitchen remodels have been inspired by unsightly kitchens. Cosmetic changes can lead to big improvements.

Kitchen renovations can add instant appeal and help address issues that tend to plague outdated rooms.

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