

# Tips to flip over: Ten easy ways to update your home for resale

When looking to purchase a home, prospective buyers consider a variety of factors, from a fair deal in a good neighbourhood to how the home will suit their particular lifestyle.

“The key to selling your home is to make the purchaser wish they lived there,” commented

Jacqueline Glass, Toronto-based interior decorator. “Making small changes to show prospective buyers the lifestyle that your home offers are often the difference between a bid made or lost.”

Glass offered these tips for preparing your home for resale:

1. Steam clean carpets and

consider installing hardwood flooring or ceramic tiles.

2. Paint walls in a neutral but pleasing hue.

3. Replace the faucets in your bathroom; stylish and contemporary fixtures, such as the Arzo Bath Collection by Delta, exude a luxury feel at an affordable price point.

4. Change a toilet, sink or

counter to a neutral tone for an instant update.

5. Paint the tiles in a bathroom or the kitchen to inexpensively upgrade a space.

6. Do an all over clean-up and purge of your home. Prospective buyers often can't see beyond clutter.

7. Increase the curb appeal of your home by planting flowers or placing planters

in the front and back yards.

8. Use a lightly scented oil to add a fresh scent to your home. Similarly, putting on a pot of coffee or baking a cake produces pleasant smells that evoke the feeling of home.

9. Depersonalize your home by removing family photographs to help potential buyers envision themselves in the space.

10. Help the homeowner see the possibilities — set the table for dinner with flowers, fine dishes and cutlery or run the bath and add floating candles, leaving out a robe or a set of fresh towels to enhance the feel of a spa-like setting.

Check out the latest from Delta Faucet by visiting [www.deltafaucet.com](http://www.deltafaucet.com).

- News Canada



## 10 easy ways to green your home

Fixing up the house is always fun, whether you're freshening up your bedroom with a new coat of paint or installing brand-new windows in the kitchen.

But the next time you're thinking about home improvement, consider going green.

Environmentally friendly products are cost effective (contributing to lower energy bills), they're on the cutting edge of design and, of course, they help keep the planet healthy.

Here's a list of 10 easy ways to green your home, courtesy of The Home Depot Canada:

### 1. Ceiling fan

Everyone knows a ceiling fan cools a room in summer, but in fact, a ceiling fan can be used all year. During the winter, reverse the motor and air-flow to a clockwise direction to produce an updraft that pushes warmer air near the ceiling down into the room. Eco Options fans also use energy-efficient motors and advanced blade design to move more air with less power.

### 2. Bamboo blinds

Bamboo is one of the

most environmentally friendly woods you can find, since unlike trees, it grows very quickly. Some blinds are made of woven bamboo wood that have separate pull cords for child safety. The slats are easily trimmed with a fine tooth saw, and can be cleaned by dusting with a soft brush or lightly vacuuming.

### 3. CFL light bulbs

Compact fluorescent lights (CFL) use a different, more advanced technology than incandescent bulbs to provide warm, inviting and lasting light. CFL bulbs typically use 75 per cent less energy and last up to 10 times longer than incandescents.

### 4. FSC wood

Canada might have lots of trees, it's true, but we still need to look after them. That's where the Forest Stewardship Council (FSC) comes in. FSC-certified wood guarantees that the manufacturer is committed to using lumber from forests that are managed in such a way that protects forests' productivity, ecology and biodiversity.

### 5. Washing machines

Not only do ENERGY

STAR-approved washers use less power, but front-loading models also use 30 to 50 per cent less water. Front-loading washers also extract more water in the spin cycle, so your clothes spend less time in the dryer, which equals more energy savings.

### 6. Windows

Roughly a quarter of a typical home's heat loss occurs through doors and windows. However, if you install Eco Options, ENERGY STAR-certified windows, you can cut your heating costs by up to 12 per cent. Replacing older, less-well-insulated windows will also help to minimize air leaks.

### 7. Water aerator

Installing a water aerator on a high-use faucet, such as in the kitchen or bathroom sink, is a simple and cost-effective way to cut down on your water use (and energy bills, if it's hot water) without noticing the difference. The aerator pumps air into the stream of water to increase the water pressure without actually using more water, reducing your water use by 25 to 50 per cent.

### 8. Drapery liner

Even if you don't see them, drapery liners can give your curtains that nice,

finished look. They also insulate the room (reducing your energy bill) and block out noise and light, so you'll have a better night's sleep.

### 9. Low VOC paint

Most paints contain chemical solvents that invisibly drift into the air, sometimes long after the “paint smell” has gone away. These microscopic particles can affect the quality of the air inside your home. For a healthy indoor environment, choose paints that are low in volatile organic compounds (VOC), which emit fewer pollutants, have almost no odour and are more durable than other finishes.

### 10. Room deodorizer

Why use a room deodorizer that just layers one odour on top of existing ones? Specialty deodorizers can attract and absorb all organic and chemical-based odours without giving off any scent itself. They're made from a naturally occurring mineral and are non-toxic and safe for use in the kitchen and around children and pets. Once you start updating your home with green products you'll find it's easy and affordable. In fact, you'll also find that, once you start going green, it will be hard to stop.

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