

FOR SALE BUILDERS FOR RENT SERVICES

FORT HOOD AREA

HomeFinder

254.501.7500 | KDHHOMEFINDER.COM

AUGUST 2021 • FREE



TOP REAL ESTATE
ADVERTISING
OPPORTUNITIES
SUMMER



Finding a Home
is like finding your own
paradise

Find your paradise today in

HOMEFINDER

realestate@kdhnews.com

DAILY HERALD
Better than ever!

HomeFinder August 2021

TABLE OF CONTENTS

Get Away without Going Away	4
Clear the Bathroom Clutter	10
How to Help Manage Pet Separation Anxiety	16
Hire Smart Home Remodeling	20
Make Health A Priority when Remodeling	24
Award-Winning Outdoor Space Inspiration	27



Doing some
Home
Remodeling?
Hire Smart
Pg. 20

Is your pet
suffering from
Separation
Anxiety?
Pg. 16



GET AWAY WITHOUT GOING



**5 Family Staycation ideas that
won't break your budget**

Visit Local Landmarks. Just because it's not a traditional vacation doesn't mean you can't pretend to be tourists.



(eLivingtoday.com) Family vacations are a great way to bond and take a step back from the hectic schedules that accompany everyday life, but sometimes time or money (or both) make planning an elaborate trip a non-starter.

CAMPING DOESN'T HAVE TO BE DONE FAR FROM HOME. IN FACT, IT CAN BE DONE RIGHT IN YOUR OWN BACKYARD.

However, a staycation – a vacation you take right in your hometown (or nearby) – can be much less expensive and fit into nearly any amount of available time with the added bonus of skipping out on potentially stressful travel.

Consider these staycation ideas to take advantage of your local area's attractions and prove you don't have to go far to spend quality time together.

Visit local landmarks. Just because it's not a traditional vacation doesn't mean you can't pretend to be tourists. Start by visiting the places you recommend to friends and family from out of town or pick up a city guidebook to uncover

hidden spots you may not even know exist. Make a plan to seek out historic sites, visit local landmarks like museums or try an out-of-the-way restaurant (or two) you've never eaten at before.





Set up a picnic in the park. Pack a basket with sandwiches, fruit and other treats and head to the park. You can enjoy a casual meal then take advantage of the open space for a family walk or game of tag before retreating to the playground to let the little ones expel any leftover energy.

Have a home spa day. If you're looking for some relaxation but don't want to splurge on the full spa treatment, plan an at-home oasis instead. Light some candles, run a bubble bath and break out the facial masks and fingernail polish.

Visit an amusement park. No matter where you live, there's probably an amusement or water park within driving distance. A quick online search before you arrive can help prepare a strategy for hitting the most popular thrill rides and waterslides while skipping those that may not provide quite the same entertainment value.

Find more tips and tricks for enjoying family time together at eLivingtoday.com.

Camp out in the backyard. Camping doesn't have to be done far from home. In fact, it can be done right in your own backyard. Pitch a tent to sleep under the stars and plan a night full of traditional

camping activities like roasting s'mores, telling spooky stories by flashlight and trying to identify stars and constellations.



www.colonialrepm.com

Colonial Real Estate Property Management (254) 698-4113

Stress Free, Cost Effective **PROPERTY MANAGEMENT**

Dedicated professionals caring for your investment property.

- * Tenant screening & selection
- * Free quarterly inspections
- * Online owner & tenant portals
- * Quick ACH disbursement of rents
- * Full time collections staff
- * Maintain near 100% occupancy
- * All workorders in writing via portal
- * Over 3 decades dedicated solely to Property Management!
- * Family owned and operated
- * TAA Members & use the TAA Lease
- * Credit reporting on all collections



Tonya Autry
Vice President

*Your Property
Management
Team!*

Ethan Autry
Asst. Property Manager

Patsy H Cooney ~ Broker



580 E Central TX Expressway
Harker Heights Texas 76548
(Inside the Indian Trail Plaza)



**ARE YOU MOVING TO THE HOUSTON AREA AND NEED
HELP BUYING, SELLING, OR RENTING A HOME?**

Just ask Tamara!

I am a real estate agent based in the Houston area and can help you land a home in Harris County! As a RE/MAX® agent, I'm dedicated to helping my clients find the home of their dreams. Whether you are buying or selling a home or just curious about the local market, I would love to offer my support and services. I know the local community — both as an agent and a neighbor — and can help guide you through the nuances of our local market. With access to top listings, a worldwide network, exceptional marketing strategies and cutting-edge technology, I work hard to make your real estate experience memorable and enjoyable.

I look forward to the opportunity to work with you. Please don't hesitate to contact me today!

**YOUR ONE-STOP SHOP FOR ALL
REAL ESTATE NEEDS! CALL TODAY!**



TAMARA HILL, REALTOR

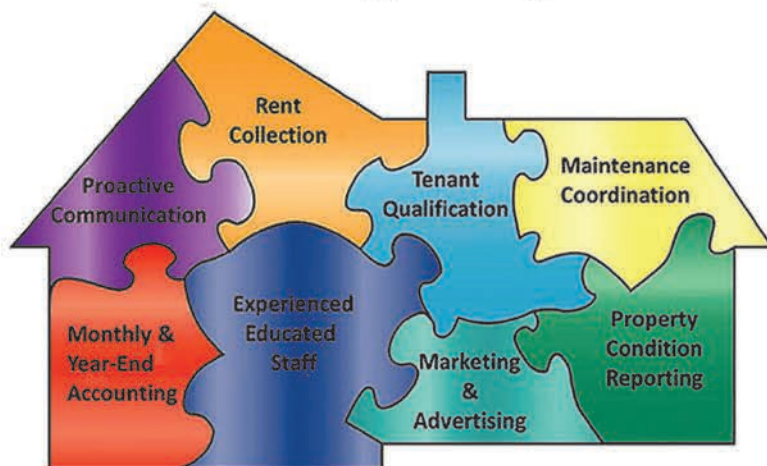
346-431-KEYS (5397) | keysbytam@gmail.com

RE/MAX®
GENERATION

**8650 N. Sam Houston Parkway
East Suite 180 | Humble, TX 77396**

Each office is independently owned & operated

Puzzled about Property Management?



Let Colonial Residential Properties put the pieces together for you!



Our Property Manager, Christine "Chris" Savoie, is the first in the local area to be awarded the prestigious MPM® (Master Property Manager) designation from the National Association of Residential Property Managers (NARPM®). This prestigious designation is held by fewer than 200 property managers nationwide and is reflective of Chris' professional commitment to the industry. She was also the first in this area to be awarded the RMP® (Residential Management Professional) designation.

Whether you own a rental home or lease one, our goal is to make the experience as simple and worry free as possible.

777 Indian Trail, Ste 2
Harker Heights, TX 76548
254-698-4722
Licensed in Texas
colonialrents.com



Clear the BATHROOM CLUTTER

(Family Features) Due to their small size and heavy usage, bathrooms can become messy, cluttered areas for many families. For those with smaller bathrooms, storage solutions can be even harder to find. Consider these organization tips to make your bathroom a clean and functional space for every member of the family:

1. Assess the mess:

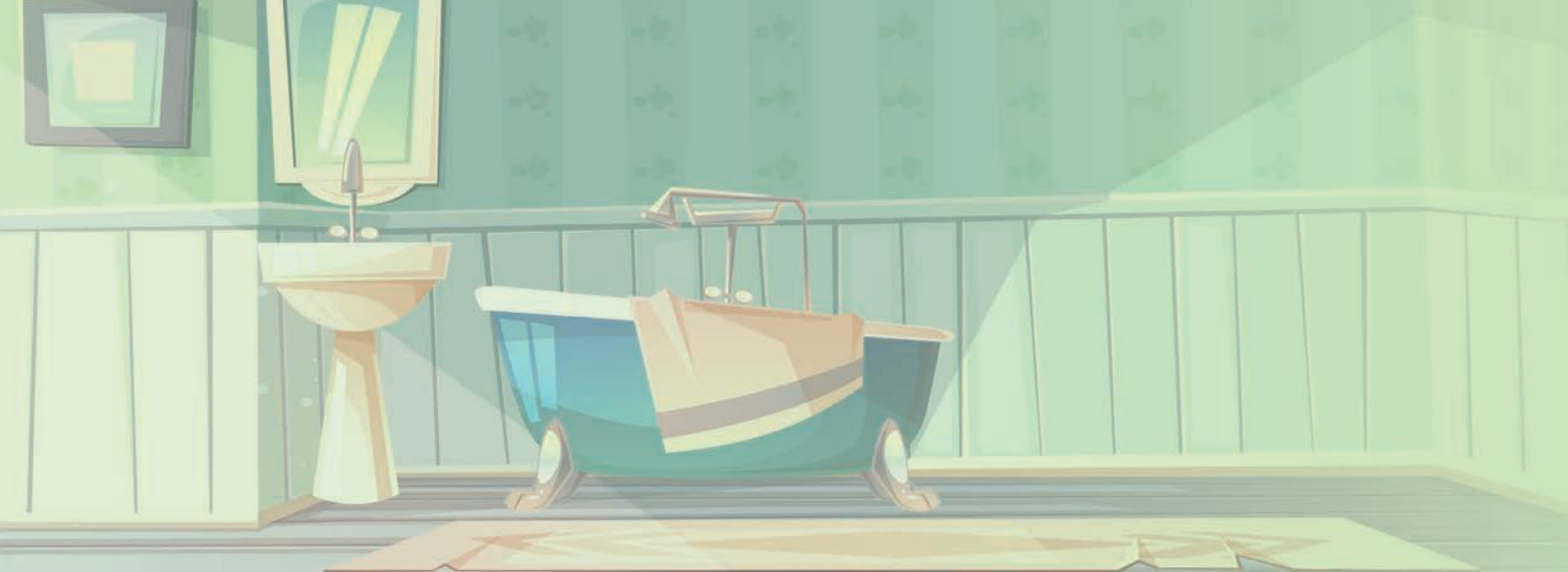
Go through all the cabinets and drawers to clear out unused makeup, health care products and medications. Make sure the items you keep are used on a regular basis. Items used sparingly should be placed in an alternate location.



2. Go vertical:

Medicine cabinets can quickly get stuffed when combs, toothpaste and other toiletries are stored horizontally. Use organizer cups with suction adhesives to contain items vertically and save space.





3. Hang up in style: Old coat racks and ladders make perfect solutions for larger families to hang multiple towels. Snag an old one from a thrift store and paint it a bright hue, like red or turquoise, for a stylish bathroom accent piece.



4. Avoid spills and squirts: Hair products, such as gels, mousses or hairsprays, can create sticky, tough-to-clean messes if liquid escapes the container in a drawer or cabinet. Avoid such mishaps by placing these types of items in plastic tubs instead of directly in the drawer or on a shelf.

TRY TO USE A LARGE ENOUGH CABINET SO EACH MEMBER OF THE FAMILY HAS HIS OR HER OWN SPACE OR DRAWER.



5. Divide and conquer:
Bathroom drawers can become unruly if not organized. To keep items separate and tidy, insert dividers, such as those used for kitchen utensils. These often come in fun materials, such as bamboo or stainless steel, to add a fresh look.

6. Assign cabinets or drawers:

Try to use a large enough cabinet so each member of the family has his or her own space or drawer. This can help limit the amount of items high-maintenance family members can bring into the small area. Plus, it makes it easier for everyone to find their things.





(254) 526-5117

www.jwchomesales.com

3800 S W.S. Young Dr Ste 101 • Killeen, TX
Jim Wright, Broker • TX Lic # 277160



Interested in Buying or Selling a home? JWC has got you covered!

If you've been thinking about buying a house, you're not alone. Even in a red-hot housing market with low inventory and high competition, mortgage rates are expected to remain low, and home prices are forecast to rise more slowly than in 2020. Economists expect mortgage rates to remain low in 2021 after falling to historic lows in 2020. Established in 1974, the Jim Wright Company specializes Residential Sales in the Fort Hood and Killeen area, along with Commercial Real Estate and Development.

Contact our Associate Broker/ Sales Manager Jacqueline today for your buying/selling needs at :

866-686-5266 • info@jwcrentals.com



COMMERCIAL PROPERTIES

www.texasccim.com



4100 MESA DRIVE

- 2,100 sq. ft.
- \$1.00 Monthly/ sq. ft.
- Located off busy Stan Schlueter Loop

**CALL JIM WRIGHT at
(254) 526-5117
FOR LEASE**



4008 STAN SCHLUETER LOOP

- 2,200 sq. ft. • \$1.50 Monthly/sq. ft.
- Located off busy Stan Schlueter Loop

**CALL JIM WRIGHT at
(254) 526-5117
FOR NNN LEASE**



2025 MEMORY LANE

- Two Suites Available!
- Suite 300: 909 sq. ft. - \$1,363 Monthly
- Suite 500: 2,985 sq. ft. - \$4,627 Monthly

**CALL JIM WRIGHT at
(254) 526-5117
FOR NNN LEASE**



2904 SOUTH TRIMMER

- Suite A-3 available!
- 1,000 sq. ft. - \$1,250 Monthly
- Located near shopping and schools.

**CALL JIM WRIGHT at
(254) 526-5117
FOR LEASE**



307 W VETERANS MEMORIAL BLVD.

- Coming Soon!
- 960 sq. ft. - \$1,350 Monthly.
- Located on 0.47 acre lot.
- Ramp for ADA access.

**CALL JIM WRIGHT at
(254) 526-5117
FOR NNN LEASE**



4003 W. STAN SCHLUETER LOOP

- Located on West Stan Schlueter Loop in the middle of the growth corridor
- Priced below market at base rent of \$1.30 per sq. ft.

**CALL JIM WRIGHT at
(254) 526-5117
FOR NNN LEASE**



440 E CENTRAL TEXAS EXPY

- New retail-office space!
- Suite 104 now available.
- 1,709 sq. ft. - \$1.50 Monthly/sq. ft.
- Great location with good visibility and access from Central Texas Expressway.

**CALL JIM WRIGHT at
(254) 526-5117
FOR NNN LEASE**



2703 E. STAN SCHLUETER LOOP

- New 1,145 sq. ft. office building
- Stan Schlueter Loop
- \$1.45 per sq. ft.

**CALL JIM WRIGHT at
(254) 526-5117
FOR NNN LEASE**

HOMES & MULTI-UNITS FOR LEASE!

(866)686-5266

jwcrentals.com



3800 South W.S. Young Drive #101
Killeen, TX 76542



CALL FOR AVAILABILITY

1202 Alta Mira, Killeen
3 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,200 Rent, \$1,200 Deposit



CALL FOR AVAILABILITY

1502 Chardonnay, Harker Heights
4 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,500 Rent, \$1,500 Deposit



CALL FOR AVAILABILITY

1300 Grandon, Killeen
3 Bedrooms, 2 Bathrooms, No Pets Allowed
\$1,100 Rent, \$1,100 Deposit



CALL FOR AVAILABILITY

4208 Windwood, Killeen
3 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,450 Rent, \$1,450 Deposit



CALL FOR AVAILABILITY

6001 Siltstone Loop, Killeen
4 Bedrooms, 2.5 Bathrooms, Authorized Pets Only
\$1,995 Rent, \$1,995 Deposit



CALL FOR AVAILABILITY

2507 Bluebonnet, Killeen
3 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,150 Rent, \$1,150 Deposit



CALL FOR AVAILABILITY

6109 Lolly Loop, Killeen
4 Bedrooms, 2 Bathrooms, No Pets Allowed
\$1,395 Rent, \$1,395 Deposit



CALL FOR AVAILABILITY

2911 Bluebonnet, Killeen
3 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,100 Rent, \$1,100 Deposit



CALL FOR AVAILABILITY

3709 Frigate, Killeen
3 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,250 Rent, \$1,250 Deposit



CALL FOR AVAILABILITY

6704 Indian Hawthorne, Killeen
4 Bedrooms, 2 Bathrooms, Authorized Pets Only
\$1,495 Rent, \$1,495 Deposit



CALL FOR AVAILABILITY

206 Shawnee Trail, Harker Heights
3 Bedrooms, 2 Bathrooms, Authorized Pets Only
\$1,250 Rent, \$1,250 Deposit



CALL FOR AVAILABILITY

4508 Oak Vista, Killeen
4 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,350 Rent, \$1,350 Deposit



CALL FOR AVAILABILITY

5102 Brindle, Killeen
3 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,195 Rent, \$1,195 Deposit



CALL FOR AVAILABILITY

212 Sandra Sue, Killeen
3 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,425 Rent, \$1,425 Deposit



CALL FOR AVAILABILITY

5407 Lauren Lea, Killeen
4 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,450 Rent, \$1,450 Deposit



CALL FOR AVAILABILITY

704 W. Vega, Killeen
4 Bedrooms, 2 Bathrooms, Pets Allowed
\$1,475 Rent, \$1,475 Deposit

The VILLAGE at Clear Creek Luxury Apartments

Situated in an ideal location, the VILLAGE at Clear Creek, is conveniently located near business, retail, residential, Metroplex Hospital, Central Texas College, and Fort Hood. Wherever you need to be, this location covers it all!

2 Bedroom/2 Bathroom • Living Room Pre-Wired for Slim Line TV • Basic Cable and Internet Package Included • Covered Balconies • 1 Car Garage with Opener Available • Vinyl Plank Floors • Washer and Dryer Connections • Ceiling Fans in Bedrooms



2710 Clear Creek Rd., Killeen, TX

CALL FOR AVAILABILITY

(866) 686-5266 Jim Wright
Owner/Broker
TX Lic #277160
www.jwcrentals.com



JWC has a "first come, first serve" policy with Rental Properties. JWC will not hold a property. Prices and property availability are subject to change.



HOW TO HELP MANAGE

PET SEPARATION ANXIETY





(Family Features) For more than a year, working from home and keeping social circles small due to COVID-19 has meant people have been able to spend more time with their pets. However, as more Americans are vaccinated and restrictions loosen across the country, it's likely many are spending less time at home with their pets. As a result, pet parents should be prepared to spot the signs of separation anxiety and help their pets manage.

When left at home alone, pets can exhibit behaviors that could indicate they're experiencing separation anxiety. It's not a new problem, but it can become more pronounced as pet parents begin to spend less time at home, whether they're returning to work full-time or just leaving the house more often. It may be especially challenging for pets that found their forever homes during the pandemic, as being alone may be a stark

contrast to what they've become accustomed to. In these cases, pets may struggle to learn how to cope with being by themselves.

To help parents identify anxiety in their embrace time,

pet separation pets and alone



consider these tips from Dr. Crista Coppola, PetSmart's consulting animal behaviorist and separation anxiety expert.

How to Identify Separation Anxiety

Changes in behavior are some of the most common indicators of separation anxiety. These behaviors are coping mechanisms and can include excessive barking or whining, destruction near exit points or windows, having accidents around the house, hyper salivating, pacing, decreased appetite and depression. To better understand what your pet is experiencing, consider setting up a video camera when you leave to see how he or she behaves when you're not there.

Ways to Prepare Your Pet for Separation

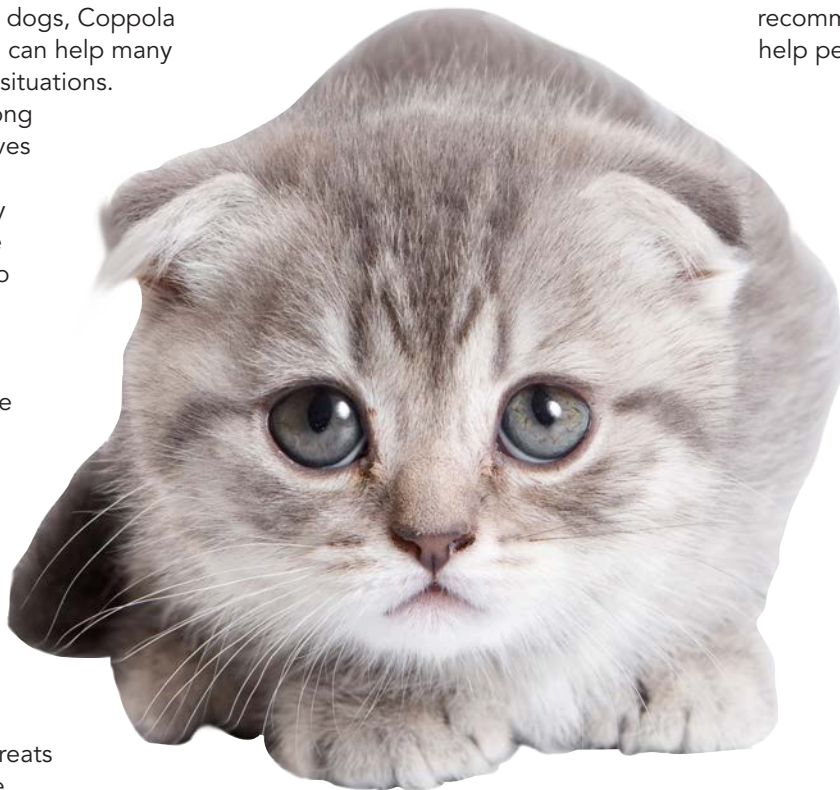
Unpredictability has been shown to add stress for

many animals, including dogs, Coppola said. Routines, however, can help many pets cope with stressful situations. Because a vacation or long weekend getaway involves a change in your pet's routine, these seemingly small changes can make him or her susceptible to separation anxiety. If you know change is coming, slowly introduce your pet to the idea of being alone beforehand to help your four-legged friend prepare. Start by taking short trips outside your home without your pet – even if just for a few minutes – and consider leaving treats or toys to help make the alone time more enjoyable.

When you are ready to leave the house, set up a cozy, inviting space for your pet, where he or she can't destroy items or get hurt trying to escape. Consider a non-carpeted area in case of accidents or install a doggie door to allow for going outside when necessary. Prior to any period of alone time, mentally and physically engaging your pet by going for a walk or run, or working on quick

trick training, can make it more likely he or she spends at least some of the time you're gone resting.

While you're gone, Coppola recommends providing your pets with enrichment activities such as puzzles, chews and calming aids like the Adaptil Calm On-the-Go Dog Collar. Calming vests like the veterinarian-



recommended Thundershirt can also help pets transition.

Solutions for Coping with Anxiety

If your pet is excessively barking or exhibiting destructive behaviors, never punish him or her and avoid expressing disappointment or frustration, Coppola said. It is understandable to feel this way, but it can upset your pet further and add to the stress he or she may already be feeling. Instead, spend time having fun together when you are home and consider an option like PetSmart's Doggie Day Camp, which can help ease the transition by gradually introducing your pet to the amount of time left alone.

Available at more than 200 locations in full- or half-day sessions – including themed playdates – your furry friend will receive expert care, exercise, mentally stimulating playtime and socialization with other pups.

Learn more and find additional solutions to help deal with separation anxiety at petsmart.com/newnormal.





CREATING COMMUNITY

One Loan

AT A TIME



We'll help you find a
**home loan you'll feel
great about.**

We know that buying a home can be complicated. You deserve a better experience getting into a home in the community you love, so let us help you in your home buying journey by exploring the best loan options for you.

VA | TX Vet | FHA | Conventional | USDA

CONTACT US TODAY TO LEARN MORE

**Leslie Lovett**

SWBC Mortgage Corporation
Branch Manager | Sr. Loan Officer
NMLS #120998

Cell: 254.383.3131 | Email: llovett@swbc.com
leslielovett.com

**Jimmy Alexander**

SWBC Mortgage Corporation
Assistant Branch Manager
Sr. Loan Officer | NMLS #216006

Cell: 254.289.5626 | Email: jalexander@swbc.com
JimmyAlexanderTeam.com

**Chani Wilson**

In-House Loan Officer
NMLS #1682302


Cell: 254.368.6250
Email: JimmyAlexanderTeam@swbc.com

4524 South WS Young Dr, Ste 101, Killeen, TX 76542
Office: 254.634.2822 | Toll free: 888.454.0337



© 2019 SWBC. All rights reserved. Loans are subject to credit and property approval. Other restrictions and conditions may apply. Programs and guidelines are subject to change without notice. Rates are subject to change daily. Corporate office located at 9311 San Pedro Avenue, Suite 100, San Antonio, TX 78216. SWBC Mortgage Corporation, NMLS #9741 (www.nmlsconsumeraccess.org) 8540-8024 1/19

HIRE SMART FOR HOME REMODELING



There are a number of different factors that go into pricing a remodeling project. Be sure that every estimate reflects the same scope of work. If the estimates don't fully spell out what work is going to be done, go back to the contractor for clarification in writing.

(Family Features) When you decide to make the investment in a home improvement project, you're likely entrusting a professional contractor to bring your vision to life on time and on budget.

Remodeling contractors are diverse, so it's important to take your time, ask lots of questions and do your research before selecting the right one for the job. Keep in mind these considerations from the experts at the National Association of the Remodeling Industry:

Choose local. A

local home improvement contractor with an established business in your area is likely connected to your community and has a vested interest in doing a job well. Referrals are an important source of business for local companies, so

local remodelers are typically compelled to perform quality work that satisfies their customers in order for their businesses to survive.



Discuss experience. While a skilled remodeler may be willing to take on something new, chances are you'll be best served by working with someone who has experience with your specific project. A learning curve can be expensive, and the results aren't always exactly as you hope. Talk about similar projects the contractor has completed in the past and how that work compares to what you're planning. Also be sure to ask what, if any, outside certifications a contractor may have earned that are pertinent to the project.

Understand staffing. Be sure you're clear about who will be in your home completing the work, whether it's the person you meet to discuss a bid or an assigned team. Ask who the project supervisor will be, and if any work is to be subcontracted, who is ultimately responsible for those tasks.

Check references. A reputable contractor should be able to produce a list of past customers who can attest to the remodeler's workmanship and service. You can contact the government





Consumer Affairs Office and the Better Business Bureau to check for complaints on record for the contractor. Also ask if the remodeler is a member of any trade groups or associations.

Verify licensing. Many states, but not all, require contractors to be licensed, bonded or both. Contact your state or local licensing agencies to ensure the contractor meets all requirements. Ask the remodeling contractor for current copies of applicable licenses.

Confirm insurance. Ask to see a copy of the remodeling contractor's certification of insurance or the name of his or her insurance agency to verify coverage. Most states require a contractor to carry worker's compensation, property damage and personal liability insurance. Make sure the contractor's insurance coverage meets all the minimum requirements.

Compare bids. There are a number of different factors that go into pricing a

remodeling project. Be sure that every estimate reflects the same scope of work. If the estimates don't fully spell out what work is going to be done, go back to the contractor for clarification in writing.

Find more tips for selecting a contractor at remodelingdoneright.com.tesy of Getty Images





Sendero Estates: Belton

- 3317 Charbray Dr COMING SOON
- 3321 Charbray Dr COMING SOON
- 3325 Charbray Dr COMING SOON
- 804 Damascus Dr UNDER CONTRACT
- 912 Damascus Dr UNDER CONTRACT
- 916 Damascus Dr UNDER CONTRACT
- 920 Damascus Dr COMING SOON
- 1004 Damascus Dr UNDER CONTRACT
- 1008 Damascus Dr COMING SOON

Settlers Pass: Killeen

- 6910 Cassidy Lane UNDER CONTRACT
- 908 Earp Dr UNDER CONTRACT
- 910 Earp Dr UNDER CONTRACT
- 909 Marlow Cove UNDER CONTRACT
- 911 Marlow Cove UNDER CONTRACT

Hubbard Branch: Belton

- 1425 Fossil Trail UNDER CONTRACT
- 1503 Fossil Trail UNDER CONTRACT
- 1507 Fossil Trail UNDER CONTRACT
- 1511 Fossil Trail UNDER CONTRACT
- 1603 Fossil Trail UNDER CONTRACT
- 1607 Fossil Trail UNDER CONTRACT
- 1611 Fossil Trail COMING SOON
- 1615 Fossil Trail COMING SOON
- 1703 Fossil Trail COMING SOON
- 1707 Fossil Trail COMING SOON
- 1711 Fossil Trail COMING SOON
- 1715 Fossil Trail COMING SOON
- 1719 Fossil Trail COMING SOON

*Agent Bo Holloman

254-535-6050 www.PVHTX.com

Also Visit
us here:

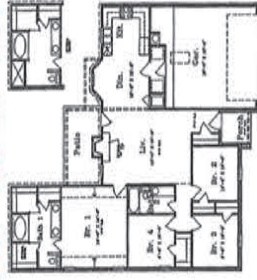
**JOHN D. BOWEN
CONSTRUCTION**

Excellent Customer Service

Specializing in Custom Homes
and Commercial Construction

254.518.1162
WWW.JDBTX.COM

PLAN 1465 SR-Belton, TX: \$195,500
GNR-Killeen, TX: \$184,000



PLAN 1571 SR-Belton, TX: \$203,000
GNR-Killeen, TX: \$194,900



PLAN 1594 SR-Belton, TX: \$203,500
GNR-Killeen, TX: \$186,500



PLAN 1676 SR-Belton, TX: \$206,900
GNR-Killeen, TX: \$189,900



PLAN 1784 SR-Belton, TX: \$214,900
GNR-Killeen, TX: \$198,900



PLAN 1971 SR-Belton, TX: \$222,900
GNR-Killeen, TX: \$201,900



PLAN 1973 SR-Belton, TX: \$223,900
GNR-Killeen, TX: \$206,500



PLAN 2045 SR-Belton, TX: \$227,900
GNR-Killeen, TX: \$211,750



PLAN 2122 SR-Belton, TX: \$231,000
GNR-Killeen, TX: \$212,900



PLAN 2224 SR-Belton, TX: \$246,900
GNR-Killeen, TX: \$226,900





CAUTION LEAD HAZARD

CAUTION



MAKE HEALTH
A **PRIORITY**
When Remodeling



(Family Features) When you tackle a remodeling project, there are many unknowns, including what types of materials you might uncover. Hazardous materials must be addressed, and possibly removed, if exposed during a remodeling project. There are also some materials that should be removed to create a healthier home environment.

Whether materials “must be” or “should be” removed depends on several factors. It is always wise to consult with trained professionals, such as members of the National Association of the Remodeling Industry, when you encounter hazardous materials.

The complete removal of all hazardous materials is the preferred approach, but budget is often a hindrance. Thoroughly exploring your options may reveal a lower level of acceptable and more affordable mitigation.

Demolition

Most common residential hazardous materials are not hazardous if they remain in a dormant or undisturbed location. Typically, they become hazardous during the demolition phase when they are ground, cut, bumped, scraped or disturbed in

some way, causing the materials to become airborne and inhaled.

Examples of common hazardous materials include:

- **Lead-based paint**, which can be found on be anything that is painted or varnished such as windows, millwork, cabinets, siding, walls and other surfaces.
- **Lead water lines**, which are primarily hazardous after water sits in the lines for some time prior to consumption, although contamination still occurs during normal flow rates.
- **Asbestos**, which was once commonly used in a wide range of materials such as pipe or duct insulation; flooring tiles or sheet goods; ceiling tiles and plaster; wall and attic insulation; and plaster used as a binder.



- **Silica**, which is exceptionally dangerous during saw cutting processes where dust is created.

- **Mold**, which is not hazardous until the spores are disturbed, become airborne and are inhaled or ingested. Any visible or detectable mold should be removed, and the surfaces cleaned or removed. High concentrations of mold should be addressed by trained professionals, as it can be hazardous if not handled properly.

- **Dust**, which can be hazardous to some individuals who are sensitive or have breathing-related issues. Dust barriers and negative air enclosures can help minimize, but not eliminate, dust contamination to the rest of the home. Commercial dust “scrubber” filtering systems can significantly reduce dust contamination.

Installation

Once the existing hazardous materials are appropriately addressed, new materials will be placed in your home to replace or enhance the project. Due to strong demand by homeowners, you’re likely to find many options for healthy products.

For example, prefinished materials (that can be painted, stained or varnished off-site) aid in the reduction of on-site fumes and vapors.

Other products to look for when you’re remodeling with health in mind include:

- **Low volatile organic compounds**, which limit the amount of off-gassing of the materials used in the manufacturing process. Typically, these are paints, stains, varnishes, carpeting and vinyl products.

- **Renewable products**, which can be replenished quickly.

- **Heat recovery ventilation systems** that exchange the thermal qualities of the interior air with fresh air brought into the home.

- **Air purification systems**, which may involve ozone, pleated filters, high-micron filters, electrostatic filters or UV light systems, among others.

- **Dehumidification systems** designed to keep the relative humidity levels in a safe range to prevent mold growth.



- **Exhaust fans** in baths, kitchens, lower levels and workshops, installed to discharge smells, smoke, fumes and humidity.

- **Radon systems** designed to exhaust radon gases to the exterior.

Find more advice to navigate a health-conscious home remodel at remodelingdoneright.com.





Award-Winning Outdoor Space Inspiration

(Family Features)

Renovating your home's outdoor spaces not only enhances the aesthetic but can also provide a host of recreational benefits. Taking a look at award-winning projects can help many homeowners draw inspiration while also identifying capable, reputable contractors to take on the project.



For example, selected by a panel of industry experts based on functionality, aesthetics, craftsmanship, innovation and degree of difficulty, these 2021 National Association of the Remodeling Industry National Contractor of the Year (CotY) Award Winners showcase a variety of ideas for upgrading your outdoor spaces. Find the complete list at nari.org/cotywinners.

Residential Landscape Design/ Outdoor Living Under \$100,000

The clients wanted to upgrade a poorly draining, impractical backyard into an

attractive, functional outdoor entertainment space that flowed from the renovated basement. The project included an outdoor area for entertaining, outdoor kitchen, spacious patio with a custom concrete fire pit, oversized ceiling fans, ample storage and landscaping complete with native plants around the perimeter.

"By working on this project, we learned how important it is to take a holistic look at what clients are trying to accomplish with their renovations," said Thomas Boyce, president of Boyce Design &

Contracting. "Often with outdoor living projects, designers and contractors look at the exterior of the home in isolation. We learned to look at how the interior and exterior of the home connect to each other to make sure the features and floor plan flow and work well together. By taking this approach, we were able to achieve a better finished product that is more functional and attractive for our clients."

Residential Landscape Design/ Outdoor Living \$100,000-\$250,000

A young, active family was looking to





create a distinct outdoor living space with multiple entertainment spaces that tied in with the existing aesthetic and elevated the home amongst its neighbors. The low-maintenance backyard now features an outdoor dining area, sunken living room, entertainment area and additional storage space built with the home's current architectural features while also maintaining a large enough yard for the kids and their friends to play.

"The aesthetic of the outdoor areas was designed not only for function but also to reflect the interiors and keep the inside-outside living feeling continuous," said Tim Johnson, owner and founder of Livit Site + Structure.

"For example, the shiplap used on the fire table is the same shiplap featured inside the home. Likewise, the Douglas fir timbers used on the pergola are the same as the interior ceiling beams."

Residential Landscape Design/ Outdoor Living Over \$250,000

A 4,000-square-foot project built at four different elevations, this client wanted to include a safe way to move from the upper level to the backyard without coming through the house, a structure for shade and protection from mosquitoes and a pool with features that reflected the home. Adding a covered screen room with individually controlled wall panels, see-through fireplace, fountain, pool with sheer

descent waterfalls, recycled rock walls and staircase from the upper elevation while enclosing it all within a stone wall met those expectations.

"A sound piece of advice for anyone building anything in the backyard: get a plan," said Ken DePratt, owner of KD Poolsapes, Ltd. "Have it match your expectations list. Then, and only then, will you know if it matches your budget. We would recommend doing your research when taking on a pool project of any size. It's hard to push that hole around once it's dug."

Source: National Association of the Remodeling Industry

Back to Our Roots!



**COMPLETE A/C
SYSTEM FOR ONLY
\$99 A MONTH!***

**People you can trust at
a price you can afford.**

**Waco • Temple • Corsicana
1.800.460.1562
LochridgePriest.com**

*W.A.C.



Air Conditioning & Heating Services

We service all major brands and can replace your system with a solution custom-tailored to fit your heating and cooling needs. As Central Texas' best service provider, we go above and beyond to install the correct equipment for your home and keep it operating at its best for your health, comfort and efficiency.

Electrical Service, Installation & Repair

Has your home suffered an electrical outage, or is something in need of repair? Do you want to make an update to an electrical fixture? Our certified Home Service Heroes provide repair, installation, and upgrade services for all of your electrical needs.

Plumbing Service & Repair

Our licensed and certified plumbers are ready to provide the very best plumbing services to our neighbors across Central Texas. We start with a thorough evaluation of your situation and property, giving you our expert opinion on how to proceed. We also provide preventative maintenance to fix plumbing problems before they even begin.

TACLA28343C / TACLA28379C / TACLA24360C / M-41036 / TECL32275

Get to the **TOP**
of local real estate listings with

FORT HOOD AREA
HomeFinder

With HomeFinder, get the exposure you need to reach out to potential home owners in the Killeen/Fort Hood area. Advertise your listing in print with HomeFinder magazine or on our website at kdhomefinder.com!

(254)•501-7500 KDHOMEFINDER.COM



**When it comes
to protection,
trust an expert.**

Brand Financial Services, LLC.

254-547-6300

irabrand@allstate.com



Allstate

You're in good hands.

Subject to terms, conditions and availability. Allstate Fire and Casualty Insurance Co. © 2018 Allstate Insurance Co.

258100



Heart O' Texas
Federal Credit Union

RELAX, WE HAVE THE HOME LOAN YOU'RE LOOKING FOR...
MORTGAGE | HOME EQUITY | REFINANCE | LAND

(254)634-7722

1612 S. Fort Hood St.
Killeen, TX 76542

HOTFCU.ORG

NMLS# 616262

*Real estate financing available up to 95% of appraised property value.



YOUR BUSINESS CARD HERE



Are you a real estate agent looking for more clients?
Let us advertise your business card!



To reserve ad space, call (254) 501-7500
or email realestate@kdhnews.com!

FORT HOOD AREA
HomeFinder DAILY HERALD
254-501-7510 | KDHHOMEFINDER.COM
Better than ever!

ADVERTISING YOUR HOME SERVICES IN THE DAILY HERALD CLASSIFIEDS?

Stain Concrete

Want something new?
Decorative concrete stain
is low maintenance and beautiful.
We also do epoxy/industrial coating.
For free estimate call.

Stain Solutions

254-913-2679 Flo or
254-718-6824 Johnny
Look us up on
Facebook/Stain Solutions

HERNANDEZ CONCRETE

House slabs, walls,
sidewalks, driveways,
patios, etc.



(254)-308-4100
(254)-609-2497

**FREE
ESTIMATES!**



Don't let your home go unprotected

Protect your home with The Insurance Texans Trust.
Germania offers a wide variety of coverages and options
that can lower your home insurance premium.



HOME • AUTO • LIFE

254-953-8151

552 E. FM 2410, Suite A
Harker Heights, TX 76548



254-793-2550

100 E. Main St.
Florence, TX 76527

Ask your sales representative for more
information or contact **(254) 501-7500**.

DAILY HERALD
Better than ever!

TRANSPARENCY MATTERS



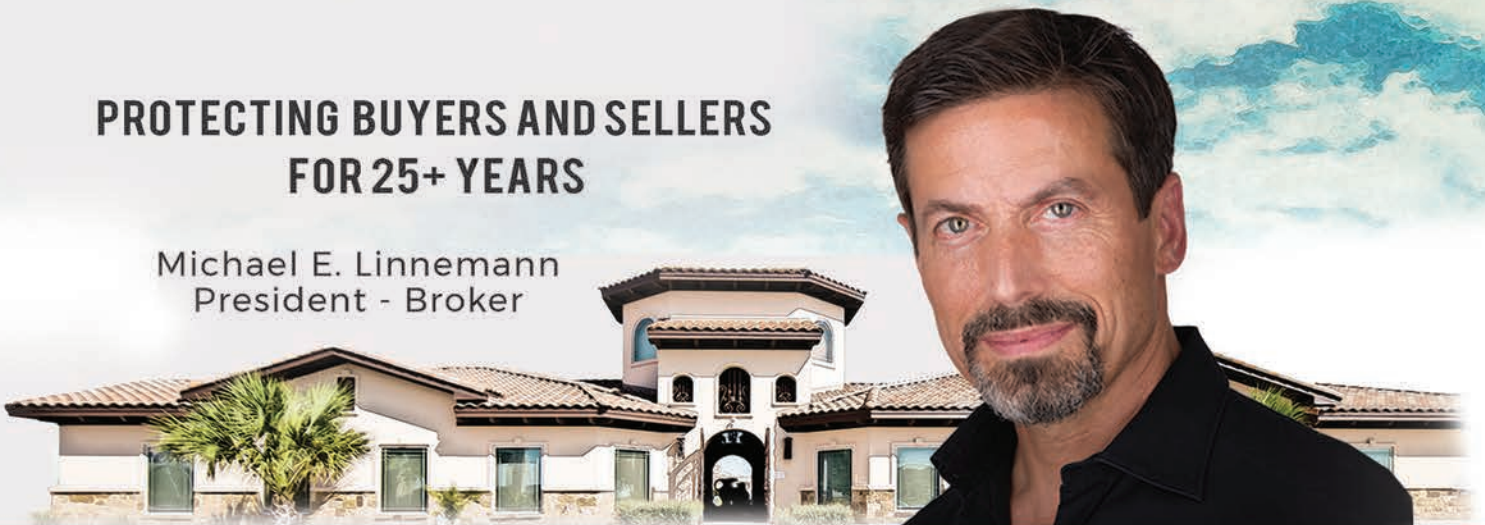
Sales | Property Management | Investments

DoTheMathWithMike.com

DoTheMathWithMike.com is a website published by Linnemann Realty for the purpose of educating the home selling and home buying public about the potential pitfalls in the real estate industry in Central Texas and beyond. Please watch the videos we've posted before you list your home for sale or before you sign a Buyer's Representation Agreement. Understanding the Real Estate transaction process will help protect your interests.

**PROTECTING BUYERS AND SELLERS
FOR 25+ YEARS**

Michael E. Linnemann
President - Broker



Contact Us
254.227.6365

**EVERY DETAIL
MATTERS**

3402 S. W.S. Young Dr.
Killeen, Texas 76542
linnemannrealty.com



Nosotros hablamos Español