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| SPRING 2024

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5 BUDGET DIY'S FOR SPRING CURB APPEAL

SARAH OWRE | HomeSmart Broker

According to the 7-second rule, individuals form first impressions within the first 7 seconds of introduction! This is why curb appeal is so important when preparing your home for sale. First impressions simply cannot be ignored. With a few simple updates you can make a big impact, on a small budget this spring.

1. FRESHEN UP LANDSCAPING

The best rule of thumb with landscaping? K.I.S.S. (Keep It Simple Sweetie)! Replace or add fresh bark to give your front yard a clean feel. For a pop of color, add some budget friendly annuals such as Moss Rose, one of the hardiest annuals around, to a planter placed on the front porch! Of course, we can't forget to mention cleaning up your grass and keeping it trimmed.

2. PAINT TIRED FRONT DOORS

Don't be overwhelmed by this DIY job! Most local hardware stores sell quarts of exterior primer and paint in one for projects such as this. Simply choose a day with temperatures around 50 degrees or above, clean your door with a degreaser, lightly sand with 100-150 grit sandpaper, then finish with a second pass of 180-220 grit sandpaper and voila, your door is ready for paint! I suggest an angled brush for recessed areas and small roller for flat areas and applying two coats. Always allow first coat to dry before applying the second.

3. FRESHEN UP LIGHTING & HARDWARE

With a freshly painted door, your hardware and exterior light fixtures might be looking a little sad. No need to buy brand new light fixtures or door hardware, you can paint these too! Just be sure to choose an exterior paint & primer in one spray paint! I personally like, Rust-Oleum® Universal® spray paint in a black hammered finish as it's great at hiding imperfections caused by rust. Mask around your fixtures with painter's tape, clean with a degreaser, remove any rust or flaky paint with a wire brush or emory cloth sandpaper and spray with two coats of paint! Remember to allow the first coat to completely dry!



4. ADD WELCOMING DÉCOR

Décor is often overlooked on a home's exterior, but don't leave this one out! A simple new door mat can be all you need! Pick these up for as little as \$8 at discount home stores! If you have a small porch area, consider adding a chair and table which looks inviting and cozy, along with a welcome sign to greet guests! These can easily be found at a thrift store or a garage sale!

5. CLEAN SURFACES

Clean dirt, mud and those pesky cobwebs off your siding and light fixtures! Evidence of these extra visitors taking up residence at a potential new home isn't the best first impression! Next, remove the moss collected over the winter off your driveway and walkway. Last, but not least, clean your windows! Believe it or not, the sun will come out again and nothing makes windows shine like the sun beaming through streak free windows!

As the saying goes, "you never get a second chance to make a first impression!" The amount of time & money may be minimal, but the impact can be huge with a few simple DIY updates to boost your curb appeal!



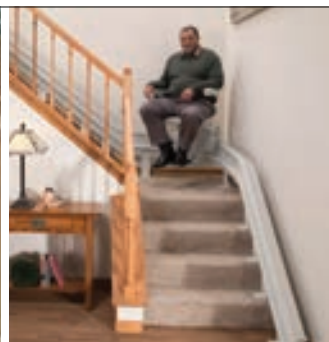
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THE 6 BEST HOME IMPROVEMENT PROJECTS TO DO THIS SPRING

BY JILLIAN PRETZEL

SPRING HAS ARRIVED—and that often sparks the urge among homeowners to roll up their sleeves and embark on a few home improvement projects around the house. But where to start?

To help kick-start the process, we asked some renovation experts what are the best home improvement projects to do during spring. Some are worth the time and effort because they'll set you up for the lazy, hazy days of summer. Other upgrades are smart if you're preparing to sell your home during this busy home-buying season.

So whether you hope to enhance your curb appeal or just enjoy your abode more now that warm weather is on its way, consider this list of the best spring renovation projects to try right now.

1. STAIN YOUR DECK



PHOTO BY ARTISTIC CONCRETE SURFACES

As the weather warms up and the sun comes out, you're almost certainly going to want to spend way more time outside. And a nice deck can transform your outdoor space, providing the perfect spot to watch your kids and pets play in the yard while you sling burgers for your friends. If your deck is looking a little shabby, one easy improvement is to stain it—to either change the color or just accentuate the wood grain. Staining is also good for your deck.

Craig Martin of SPIRE Architecture in Annapolis, MD, even

recommends staining or sealing your deck once a year. Here's more on how to stain a deck.

How ambitious are you? If you don't already have a deck to lounge on, building one may be a great spring home improvement project, too. While it may be pricey, according to Remodeling Magazine's Cost vs. Value Report, a new wooden deck will net you a 69% return on investment when you decide to sell.

2. ADD A NEW RAILING TO YOUR PORCH



PHOTO BY LORI HEENAN

If your front porch is looking a little ho-hum or drab, a new railing can make a world of difference. You could give your home a classic wood-tone railing for a natural feel, go with a colored railing to give your home a pop of visual interest.

"Designing a well-curated front porch not only adds value to your home, but it also creates another opportunity for [you] to increase your living space," says Dawn T. Totty, a designer based in Chattanooga, TN. "Think of it as your outdoor living room."

CONTINUE TO PAGE 8

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3. INSTALL A NEW MAILBOX



PHOTO BY MODERN HOUSE NUMBERS

Looking for an easy upgrade? A new mailbox—or an old mailbox with a new look—can add some delightful character to your front yard.

Consider giving your mailbox a new color, or planting some flowers around the base. Or perhaps you'd like a smart mailbox that'll protect your deliveries. Whatever your reason, a new or refreshed mailbox can amp up your curb appeal, where first impressions really count!

4. BUILD A FIRE PIT



PHOTO BY CHICAGO GAS LINES

A fire pit makes for a cozy ambiance, and it will certainly be a highlight of a weekend gathering once you bust out those marshmallows.

Best of all? You can even make your fire pit a DIY project.

Choose the right spot for your fire pit: a place in your yard that is flat, without low-hanging trees or branches nearby. Then, make sure you pick the right materials, either large stones or cast-concrete curved blocks. You'll get to decide on the size and shape of your pit, plus choose if you want it to be gas or wood-burning.

5. UPGRADE YOUR GARDEN



PHOTO BY ALOE DESIGNS

Of course, spring is a time to tend or replant that garden; but this year, skip the typical tulips and daisies and try something new.

For one, you can add some edible plants—a smart way to save money and indulge in the farm-to-table dining trend. Or you can build a butterfly garden, which is good for the environment. (What's more beautiful than seeing butterflies flit around your yard?)

6. UPDATE YOUR ADDRESS DISPLAY



PHOTO BY ALLI ADDISON BRANDING AND DESIGN

Spring is about new life, so why not give your doorway a fresh take with your address display?

If you have a picky HOA, it may be hard to change your address display too drastically, but for those who have the freedom to do so, upgrading those numbers can be a great way to personalize your doorway and brighten up your entryway.

And the best part is that there are so many different ways to do it: You could go full-out for spring and put your address on colorful planters, put lights behind the numbers for easy reading at night, or get artsy with colorful tile or painted bricks.



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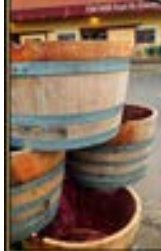
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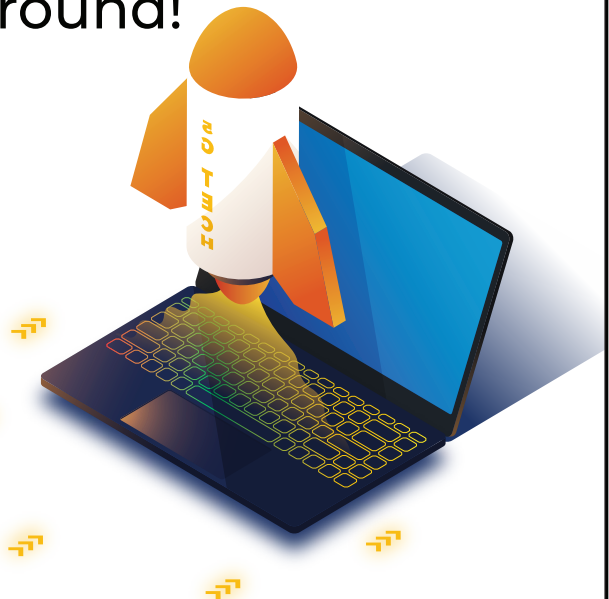
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3 WAYS TO REMOVE MOSS & WEEDS FROM PAVERS

BY WESTERN INTERLOCK INC.



The beautiful, wet climate of the PNW has a few not-so-beautiful downsides. One of them, which you are likely very aware of, is the tendency of moss and weeds to pop up in places where you don't want them. Particularly in Portland, Salem, and Eugene, Oregon; as well as Seattle, Tacoma, and Olympia, Washington, moss and weeds tend to grow in the cracks of backyard pavers and walkways.

Good news—unwanted vegetation can be removed from the grooves in your hardscape! In this blog post, we'll look at three simple ways to remove moss and weeds from the cracks in your pavers.

1. SCRAPE AWAY MOSS OR WEEDS WITH A FLATHEAD SCREWDRIVER

The first thing you can do is use a regular flathead screwdriver to scrape away the moss or weeds from your pavers. Make sure you break apart the moss and weeds without scratching the pavers. You can then use a stiff-bristle broom or brush to brush away the loosened weeds.

CONTINUE TO PAGE 14



After the moss and weeds die, you can rinse off your pavers and then refill the paver joints with joint sand to prevent further unwanted weed growth.

2. PULL WEEDS OR KILL THEM USING A WEED-KILLER SOLUTION

If your joints are moist and you only have a few weeds large enough to pull, go ahead and remove them by hand.



The second option you can implement to remove weeds from your pavers is to use a weed-killer solution. Spray the weeds as you normally would, but avoid too much overspray onto the pavers. After the weeds die, you should rinse the pavers to get rid of the dead weeds.

To kill moss, use a 1:1 bleach and water solution. The moss will die off in a few days and the bleach water won't harm your pavers or any grass around.

PRO TIP

Do not use Moss B Ware or other moss killers on your pavers. They typically include iron oxide which will stain your pavers.

Again, after the moss and weeds are gone completely, use joint sand to refill the joints in your hardscape and prevent additional moss and weeds from growing.

3. SPRAY AWAY MOSS OR WEEDS USING A PRESSURE WASHER

The last option you can use to get rid of unwanted moss or weeds in your pavers is to pressure wash the cracks.



This will get rid of them, but do try to limit your water pressure to 1,500 PSI, and be careful to not spray away the joint sand or sealant. It will help if you keep your nozzle at least 6" away from your hardscape.

Once you finish spraying away the moss and weeds, sweep in fresh joint sand to make the pavers look like new.

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