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Spring 2010

## 2010 NARI Remodeled Homes Tour

Stop by and see us on Sunday, June 6, 2010 9:30am—4:30pm

Sites are listed on the NARI website, [www.remodelingmadison.org](http://www.remodelingmadison.org).

Please call Larry if you would like a free ticket to the tour, 241-2967.



## Remodeled Homes Tour is June 6, 2010

Join us on Sunday, June 6 as we host a site in the Westmoreland neighborhood for the 9th Annual NARI Remodeled Homes Tour. This project shows the benefit of creative vision as it transformed a narrow 50's ranch kitchen into a gorgeously appointed space.

The main issue was that the entry point for the garage, laundry room and basement were all at the same end of the kitchen. This created poor traffic patterns and little space for preparing meals. To solve this problem, we had to think outside the box. How to create more space for the kitchen while not increasing the home's footprint.

This was achieved by making the decision to unclutter the doorways at the end of the kitchen. A new space for the laundry was created at a more convenient location near the bedrooms. The basement stairs were re-located as well, to the hallway. This allowed for the kitchen floor plan to expand greatly. Now with

only the entry to the garage at the end of the kitchen, the space has great flow! Adding stately granite countertops, upgrades to all appliances and lighting and a new eating area, has given the homeowners the kitchen of their dreams.

This project is an excellent example of a planned phased remodel in which the homeowner worked in conjunction with TZ of Madison. The home also highlights examples of energy efficient updates with new windows and insulation; universal design concepts with a new front entry; and landscaping.

Tickets for the Tour can be purchased online for \$8 until Wednesday, June 2 OR tickets can be purchased at any site on the day of the event for \$10. For all tour site locations and complete tour information, go to the NARI website, [www.remodelingmadison.org](http://www.remodelingmadison.org).



**Above:** This gorgeous updated kitchen makes for a happy cook. **Below:** The before shot shows the small cramped kitchen layout.



**Above:** New cook top and hood add style to the working end of this kitchen. **Left:** By relocating the laundry room and basement stairs, extra space was added to the kitchen to allow for a wall mount oven, microwave and open access to the dining area.



TZ of Madison would like to thank the following NARI members for their work on this project:

- Bella Domicile, LLC
- Benjamin Plumbing, Inc.

- D&M Concrete Co., Inc.
- Evenaire, LLC
- Ever Ready Electric, Inc.
- Focus on Energy
- Marling Lumber Company Inc.

- R&D Drywall, Inc.
- R&D Exteriors, LLC
- Schreffler Custom Flooring, Inc.
- Window Design Center

## Top Tips for Landscaping

by Pat Blair, Blair Lawn & Landscape, Inc.

**Under the stimulus legislation,** the percentage of the cost and lifetime cap for home improvements have been tripled to 30% and \$1,500, respectively.

The list of eligible improvements has been expanded and the deadline for applying has been extended through the end of 2010.

Installing energy-efficient windows, doors, roofing and insulation as well as furnaces, air conditioners and heat pumps all qualified for the credit.

Spring has sprung at TZ of Madison, Inc.! Larry and Karen spent Mother's Day weekend planting apple trees, red buds and vegetables around the Taff home-stead. I'm sure gardening has been on your mind as well. With that thought, we asked Pat Blair of Blair Lawn and Landscape to send us her two cents on Spring gardening. Enjoy!

### Pat's Top Landscape Tips

**1.) Aeration** is the best practice for lawns. Aerate your lawn in spring or fall (early May or Sept-Oct). Aeration opens the soil structure, releases compaction and allows for roots to expand and water to infiltrate. It is best to do when the soil is moist, but not wet. This is also a great time to over seed.

**2.) Build Great Soil.** Topsoil alone does not have the structure or

nutrients necessary for good plant growth. Amend your soil with good composted leaves, manure or organic bagged products and perhaps some Peat moss. Rich loose soil will reduce the need for excessive fertilization and will produce bigger stronger plants.

**3.) Prune** at the proper time and according to shrub and plant characteristics. Many trees and shrubs prefer pruning when dormant. However, Lilacs should be pruned just after flowering. Keep plants healthy by pruning out diseased stems and branches. Remove 1/3 of the oldest wood every 2 years. Clean tools with denatured alcohol to prevent spreading diseases.

**4.) "Deadhead"**. Snip off spent flowers on Annuals (petunias, geraniums) as they die back. This encourages new blooms and fuller plants.

**5.) Choosing Plants.** Consider mature size

and light needs when choosing plants. Plants may be cute when little, but mature size may block a window, encroach on a wall or overpower other plants. Research and ask questions before purchasing plants to ensure best success.

**6.) Watering.** Plants and turf need water. New plants need deep watering to help establish roots. Plan to water new plants and lawn 1"/wk during establishment period. Monitor soil conditions and humidity, too much water and high humidity can lead to disease problems. Water plants at the base not overhead to minimize leaf disease. Work with Mother Nature, water early in the morning or after 5pm, but allow a good hour for plants to dry off before dark.

## Wisconsin's Lead-Safe Renovation Rule

Are you familiar with the Wisconsin Lead Safe Renovation Rule that went into effect on April 22, 2010? We are finding out that most of our customers are not. The state and the EPA have mandated that any renovation in homes or buildings built prior to 1978 must have lead-safe work practices

employed. This new rule is an attempt to lessen the exposure to lead in young children.

Under these rules, a lead-safe renovator certification and company certification will be required prior to the start of a remodeling project. TZ of Madison's lead carpenters have all been

through the extensive Lead Safe Work Practices training. In addition, the company has invested in two HEPA air scrubbers for use on our projects.

The State of Wisconsin and the EPA have more information and a *Renovate Right* pamphlet available online at: <http://dhs.wi.gov/lead/>.