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SIouxLAND HOMES MAGAZINE

 Siouxland Homes Magazine

Oct. 29, 2022

SEARCH FOR YOUR DREAM HOME INSIDE!



Style at Home: Simple decor for spooky season

KATIE LAUGHRIDGE
Tribune News Service

When it comes to holidays, next to Christmas, Halloween is my favorite. An excuse to bring out the campy and creepy-chic decor? Sign me up!

As the first holiday of the fall and winter season, it was always so exciting as a child to come home from school and see all the wonderful changes my mother had made to our home to transform it into a magical new place (pumpkins were, and still are, my favorite). It meant celebration season was upon us.

Don't be afraid to be subtle. Probably seems like odd advice coming from me, the more is more gal, but it is true. Fall is a short season, so I like to get the most mileage out of my staple autumn foliage from September to Thanksgiving. Mixing in Halloween can enhance your existing displays without overwhelming them. You don't have to "scream" Halloween to be festive — just work your favorite pieces in with your traditional fall colors and textures. Sometimes it can be as simple as trading out your everyday beautiful artwork on the walls for something a bit more boo-tiful.

Start small by playing up traditional autumnal colors, then turn up the heat. As Halloween approaches, I like to add in colors that represent the holiday. Commit to the classic orange and black (and green and purple if you're feeling funky). Then play up the camp with crows, ghouls and witches (oh my!). I have been extra infatuated with pumpkin head figurines this year — they are spooky and sweet and comforting and unnerving all at the same time. Although I do think I saw one of their eyes following me around the shop the other day...

Of course, is it even Halloween if there aren't jack-o-lanterns, pumpkins and gourds everywhere? There is no limit to the colors, sizes and materials you can find — and each has their purpose. I love using oversized and lightweight faux pumpkins for a realistic touch to my front porch that can effortlessly mix in with our real jack-o-lanterns (and stay fresh much longer!). The chic ceramic options make for a gorgeous table display that can transition easily into your Thanksgiving decor.

While Christmas might be the main event of the season, I always try to make a point to celebrate each holiday as it comes as fully as I can. If we slow down and enjoy the ride through fall, the destination will be that much sweeter.

(Adapted from nellhills.com. Katie Laughridge is the owner of Kansas City interior design destination Nell Hill's. For more information, contact Katie at info@nellhills.com.)

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Sometimes seasonal decorating can be as simple as trading out your everyday beautiful artwork on the walls for something a bit more boo-tiful.

HANDOUT/TNS



Commit to the classic orange and black (and green and purple if you're feeling funky). Then play up the camp with crows, ghouls and witches (oh my!).

HANDOUT/TNS

DEAR MONTY

Are sizable earnest money deposits necessary?

RICHARD MONTGOMERY
Creators Syndicate Inc.

Dear Monty: We are trying to buy a house, but the seller backed out of the sale. The real estate agent is holding our deposit until the seller pays their commission. I know this is not legal, but how can I get my large deposit back?

Monty's Answer: The seller signed two contracts in this transaction: the listing contract with the broker and the purchase contract with you. The answer to your question is likely in the purchase contract between you and the homeowner.

EVERY STATE HAS DIFFERENT RULES

Not knowing the property's location makes it an unanswerable question for me. Every state has its legal theories and statutes. Wisconsin law is the basis for the comments below. Check your contract for similar language about earnest money, and you may find your answer.

A Wisconsin home purchase contract

states, "The Firm's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyers' or Sellers' legal right to earnest money cannot be determined by the Firm holding the earnest money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either party disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified mail. If the Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with one to four dwelling units. Buyer and Seller should consider consulting attorneys regarding their legal rights under this offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good-faith disbursements of earnest money in accordance with this Offer or applicable Department of Safety and Pro-

fessional Service regulations concerning earnest money?"

"(1) As directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (4) Upon authorization granted within this Offer; (5) Any other disbursement required or allowed by law."

SEVERAL OPTIONS

No. 1: Ask your broker to draft a cancellation and mutual release document that states the Seller will return the earnest money within 10 days.

No. 2: Ask the listing broker to draft a cancellation and mutual release document that states the Seller will return the earnest money within 10 days.

No. 3: There may be other choices. Contact your attorney or find a real estate attorney and get their opinion on the best course of action.

AN OPINION ON HISTORY

The circumstances are unclear as to what caused the Seller to back out. That

said, there are various reasons one or both real estate agents may have unwittingly contributed to that event. My experience suggests that state legislators nationwide have abdicated their legislative responsibilities to the real estate industry. The asymmetry effects caused legislators to establish a real estate commission comprised of real estate brokers. As a result, many states' pre-approved real estate forms became agent-friendly over many decades. They now shield real estate brokers and agents from litigation and protect their commission. Real estate is not alone. There are many states where other regulated industries have oversight boards. I liken the practice to the adage of the fox guarding the henhouse.

Richard Montgomery is the author of "House Money: An Insider's Secrets to Saving Thousands When You Buy or Sell a Home." He advocates industry reform and offers readers unbiased real estate advice. Follow him on Twitter at @dearmonty, or at DearMonty.com.

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PLUMBER

Hidden technology in vintage kitchen faucets

ED DEL GRANDE
Tribune News Service

Question: Dear Ed: We live in an old house and plan to remodel the kitchen as close as possible to the original design. But, I want a new hands-free high-tech kitchen faucet. Do they make modern faucets that can blend in with a vintage kitchen?

— Jean, Maine

Answer: Half the fun of installing a new kitchen faucet is getting the latest features along with choosing a style that can match your kitchen decor. However, when you try to combine electronic features with a classic design, it can get a little tricky.

The good news is state-of-the-art vintage-style faucets are now available.

These faucets may look like they are from another era, but they can include powered options like touchless on and off water flow controls, LED indicator lights



State-of-the-art vintage-style kitchen faucets are now available. **KOHLER/TNS**

and water temperature memory settings.

Modern plumbing options can include water-saving technology, pull-down magnetic docking heads and custom water spray options. Selected finishes are also available to complete the old-time look for your new kitchen faucet.

(Master Contractor/Plumber Ed Del Grande is known internationally as the author of the book "Ed Del Grande's House Call," the host of TV and Internet shows, and a LEED green associate. Visit eddelgrande.com or write eadeltg@cs.com. Always consult local contractors and codes.)

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LISTINGS NEEDED!

I have buyers in various price points for South Dakota & Iowa

PLEASE GIVE ME A CALL OR TEXT FOR A FREE MARKET ANALYSIS!

RIVER VALLEY, NSC, SD



211 So Canterbury • \$519,750

300m² 2 bath/3 stall heated garage completion November 2022. New layout and new construction. Custom designed 1801 sq ft ranch w/ 3 bedroom, 2 bath on main floor, located in River Valley, NSC, SD. Take advantage of SD tax structure. 1801 sq ft open concept design to enjoy and the concrete covered deck right off the kitchen. So much potential and main floor professional custom design choices already made. Master Suite features large closet & bath, w/ dbl vanity & the walk-in shower. Luxury vinyl tile floors, electric fireplace, island, solid surface counters, main floor laundry and walk-in pantry. Daylight windows in lower level for amazing future finishes and Selkor Rhino windows on the main. Upgraded counter tops throughout the home, heated garage and electric fireplace.

ELK CREEK, SC



5224 Lynx Court • \$475,000

Story & 1/2, 1655 sq ft, 3 bedrooms, 2.5 bath, oversized 2 stall heated garage. Main floor primary suite with walk-in the shower, double vanity & walk-in closet, open kitchen with island, and LP with fireplace, main floor laundry and guest 1/2 bath. Upper level has 2 large bedrooms with walk-in closets and full bath with double vanity and storage areas. Full basement with approximately 917 sq ft of future finish waiting for your ideas with rough-ins for wet bar and another bath. Convenient Sioux City neighborhood and Sgd Bull Schools. HOA \$250 per month includes, Club House, fitness center & pool, snow removal, landscape mowing/trimming, irrigation.

WHISPERING CREEK, SC



2655 Albatross • \$729,750

2132 sq ft ranch w/ walk-out lower level. Main floor: 3 bedrooms, 2 baths, laundry and 3 stall heated garage. From your first step into this first entry and you are stunned by the wall of windows, hardwood floors, wooden beam tray ceiling and contemporary design elements and progress built-in alongside the electric fireplace. The open concept is total function and luxury all in one. There is a covered concrete back right off the dining area which is ideal for entertaining or enjoying that quiet cup of morning coffee. Primary suite features large walk-in closet & the bathroom bath has dbl vanity, the walk-in shower and soaking tub. 10 year tax abatement.

ELK CREEK, SC



4531 Whitetail Court • \$449,750

Enjoy this beautiful 1578 sq ft ranch with 2 bedrooms both with walk-in closets, 2 baths and 3 stall heated garage. LL has daylight windows for future finish. Enter this lovely ranch home to open floor plan with custom kitchen with island, quartz tops, walk-in pantry, \$4,500 appliance allowance, dining, and great room connectivity. Consistent LVT flooring throughout the space for versatile and flexible living. Primary suite includes tray ceiling, plush carpets, custom walk-in closet, and 3/4 bath with walk-in the shower and double vanity. Upgrades in this spec home: 74" fireplace, heated garage, quartz tops in kitchen and baths, 65 gallon water heater, rock landscape beds. You will love the floor plan. HOA \$250 per month.

New "build-to-suit" lot listings:

2644 Albatross/Lot 25 Claret View - \$142,900
2682 Albatross/Lot 27 Claret View - \$162,900
17 Spanish Bay - Dakota Dunes - New Price - \$250,000

If you aren't working with an agent, you are missing out.

Pamela J. Kavanaugh Edwards

Broker Associate • Licensed in IA & SD • Cell: 712-259-4074
335 Sioux Point Road Dakota Dunes, SD 57049
www.dunesrealtysouthdakota.com



JAMES DULLEY

Fix brick mortar so it matches old mortar

JAMES DULLEY
Creators Syndicate Inc.

Dear James: The mortar between the wall bricks is crumbling in spots and looks bad. How can I repair it so that it does not look much different from the existing mortar joints? — Nick R.

Dear Nick: It is not uncommon for the mortar between bricks to deteriorate in spots. It may be spots where the mortar was not mixed properly or where water might collect. If it is really bad, moisture may get inside the wall, but a brick wall will not collapse just from some bad mortar spots.

Removing the crumbling mortar and replacing it is a relatively simple but time-consuming project. Matching the appearance of the brand-new mortar with the existing old, weathered mortar takes some trial-and-error tests. You probably will not be able to get a perfect match.

The process of removing the old mortar and replacing it with new mortar is called repointing or tuck-pointing. You do not need the muscles of a 250-pound weightlifter to do this. A two-pound hammer works best, but if you are on the petite side, a one-pound hammer will suffice.

Tuck-pointing is a painstakingly slow, dirty task. You just use a cold chisel and hammer to slowly chip away at the old, deteriorating mortar. Now you get to play doctor. Peck the old mortar away until you reach sound mortar (sort of like a dentist drills out a cavity).

Go slow because you do not want to damage the brick. You will be surprised how tightly the mortar will stick to the brick in some areas. Once you have removed all the bad mortar, brush it out with a whisk broom and hose off any dust. Save several pieces of mortar for a color match.

Mix three parts sand with one part of Type-N masonry cement. Mix in just enough water

so that it holds its shape. Now take an hour break for a cool drink while the mortar stiffens.

You have about 30 minutes to use it before it stiffens too much. Scoop up some mortar on the bottom (yes, bottom) of the trowel and use a pointing tool to force the mortar into the gap. Once the gap is packed full, roll the jointing tool over it to smooth it out. Brush away any excess mortar.

Now for your second question about matching the new mortar to the old. Since the sand makes up about 75% of the mortar, its color has the greatest impact on the appearance of the dried mortar.

It is best if you can find the source of the original sand. This is not as difficult as it might seem. Sand is heavy and for this reason, the nearest source is usually used. Check with your house builder or others in your area and they may be able to help you.

If this does not work, you will now get to play detective. Rinse some of the old mortar with muriatic acid. Use a solution of five parts water to one part of acid. This will dissolve the old cement and leave just the original sand. This sometimes takes a day or two.

Now you have a sample of the original sand that you can use to find a match. The two appearance factors are the color and the various sizes of the particles. Rolling the sand in your finger can give an idea of the particle size. Happy hunting.

If your house is over 50 years old, the mortar probably had a higher lime content than the high-cement-ratio mortars used today. Add some lime to your mortar mix to more closely match your old mortar. You can buy bags of lime at your building supply outlet.

Send your questions to Here's How, 6906 Royalgreen Dr., Cincinnati, Ohio, 45244, or visit www.dulley.com.

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HOMES Do-it-Yourself

Mortar Repair

Restoring mortar joints is a process called tuck-pointing. Repair gaps in mortar to prevent water from entering the wall and damaging the structure.

TUCK-POINTING PROCESS

STEP 1 Chip away any loose mortar with a hammer and chisel or use an angle grinder to remove mortar.

STEP 2 Mix a small amount of mortar mix in a container as directed on the label.

STEP 3 Load mortar on a brick trowel or a board. Then, holding the trowel against the bricks just below the joint, fill joint by sliding mortar on the trowel with a pointer tool.

STEP 4 surfaces to match the shape of adjacent joints.

Wind-driven rain can enter cracked mortar.

Small cracks can be filled with a tube of clear silicone sealant.

Repair loose mortar joints by cutting out the crumbling mortar.

Creators.com Bob Kast



PHOTOGRAPHER: DANIEL NEWCOMB

AVOID **FLIPPING OUT** OVER REARRANGING SPACE

JOSEPH PUBILLONES
Creators Syndicate Inc.

I tell you, one of these days, I am going to burst. Why does my housekeeper think she is an interior designer? As a matter of fact, as I reflect a bit on the past, most of my previous housekeepers have moved my whole house around. Why? I guess they all thought they were auditioning for Zoila Chavez's job on Bravo's "Flipping Out."

Every Friday when I get home from work, the guessing game begins. From the four corners of our home, you can hear, "WHERE IS THE ...?" and "I CAN'T FIND THE ...!" And as I look around the rooms, inevitably, the lumbar pillows from the slipper chairs are on the sofa, the orchids that adorned the bar earlier in the day are now the centerpiece on the coffee table, and my stacks of shelter magazines are fanned out on the end tables in the living room as if it were a doctor's waiting room.

But really, why am I complaining? I shouldn't be flipping out. Every week is a different scheme. More than an effort to impress me, for better or worse, it's an attempt at keeping my house feeling fresh. I should rejoice that I am getting an opportunity to see my own things in a new light.

As I get older, I am learning to accept that my particular point of view on a room is not the only way to go. In reality, there are many ways to sort and redecorate, arrange and accessorize a room or an entire villa.

I highly suggest the following fruitful ex-

ercise to get rid of the blahs. Invite a trusted friend to come to your home and ask them to rearrange or reaccessorize it. You'll be amazed at how they perceive your home. Granted, it might take a bit of effort to get used to things being moved around, but the reward is the feeling of a freshly decorated room.

If you are not so fortunate as to have a friend to help you, revamping your decor still can be accomplished. The first rule of order is to keep an open mind. Allow yourself the freedom to pull a piece of furniture center stage from any room in the house.

Secondly, it's time to let go of any item that you've been afraid to ditch despite the fact that it annoys you. Yes, it's OK to let go of useless items, even if it means throwing out the Chia Pet your significant other's mother gave you for your birthday. The trick is to be discreet. Oops, it fell off the counter.

Another tip: Moving heavier furniture will require hired hands. Ask a neighbor's teenage kids or a handyman to help.

Finally, choose the time for your revamp wisely. If anyone in your household doesn't deal well with change, it is best to wait until they are out for a weekend or at least for a few hours to get your mission accomplished.

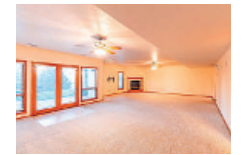
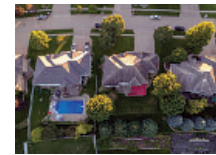
It sounds like a lot of work, and it is! Maybe I should give the housekeeper a raise.

Joseph Pubillones is the owner of Joseph Pubillones Interiors, an award-winning interior design firm based in Palm Beach, Fla.

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Perfect Home FOR SALE



LIST PRICE
\$499,900

PROPERTY FEATURES

- ✓ 4 Bedrooms
- ✓ 4 Bathrooms
- ✓ 3 Stall Garage
- ✓ 3851 SQ FT
- ✓ Finished Basement

ABOUT THE PROPERTY - 4606 GRAYHAWK RIDGE DR.

This wonderful 5+ bed, 3.5 bath, walkout ranch style home in Singing Hills is ready for new owners! Walk into a nice foyer landing spot open to the living room with expansive ceilings that make this home feel very spacious. The eat-in kitchen area also has a door out to the deck, overlooking the beautiful view and private backyard with mature trees. The main floor also has a master bedroom/bathroom/walk in closet, a second bedroom, full bathroom, and laundry with a convenient half bath just off the mudroom. When you walk downstairs, you're greeted with a huge open space - Plenty of room for entertaining, a man or lady cave, or for kids to run and play. This space has a fireplace, French door to the backyard patio and lots of windows for natural light. It doesn't feel like a "basement" at all! There are 2 more spacious bedrooms & a 3/4 bath in the lower level, as well as an unfinished area that could be used as a workout room or be finished off for more space.



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DESIGN RECIPES

How to find **the best sofa** for your space

A sectional sofa helps frame a space in this living room.

DESIGN RECIPES/TNS



CATHY HOBBS
Tribune News Service

For many, a sofa is a once-in-a-lifetime purchase, or it's at least a purchase homeowners don't want to have to make on a frequent basis. In most cases, a sofa's longevity and quality relates to how it's made.

Construction tips

Sofas can be made by machine or by hand. Depending on its usage, how a sofa is made may be a key factor in how long it lasts. In general, nothing beats all hardwood construction. A sofa constructed of low-grade wood or particle board simply will not last as long as one made from solid hardwood. Also look for sofas in which components such as legs are either made of solid wood or metal.

Another key component is ensuring that springs or coils are well made and the frame is well cushioned and wrapped prior to upholstery. Need a durable fabric? A popular designer choice is commercial or hospitality grade fabrics that repel liquids and stains while remaining attractive and aesthetically pleasing.

Type

Sectional or traditional sofa, with arms or armless? While you have a number of choices, allow your room or space to be your guide. In general, sectional sofas work well when you're looking to frame a space or room using furniture. Sectional sofas work particularly well in corners or where one is looking to frame a wall. Look for components that fit your desired usage. For example, a chaise would be a

better choice than an ottoman if you're looking to create a sectional component for lounging.

Material

When it comes to fabrics, you have a whole host of options, especially as it relates to fibers. Ask questions and be sure to ask a manufacturer or retailer for cuttings or swatches before making a purchase. Not crazy about fabric? Leather is still a popular option, especially in areas that may be used by children or a home inhabited by pets. Looking for an alternative to leather? Materials such as artificial leather remain popular.

Foam vs. down

The fill material used to make components such as sofa cushions may greatly impact not only the feel but the sofa's overall look. Foam-filled cushions serve as a more stiff option while down creates a more relaxed look and feel. Be sure to look, touch, feel and most of all sit on any sofa you are considering before you buy to ensure it provides your desired level of comfort.

Cathy Hobbs, based in New York City, is an Emmy Award-winning television host and a nationally known interior design and home staging expert with offices in New York City, Boston and Washington, D.C. Contact her at info@cathyhobbs.com <mailto:info@cathyhobbs.com> or visit her website at www.cathyhobbs.com <http://www.cathyhobbs.com>.

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DESIGN RECIPES/TNS

A leather sofa helps create a family-friendly option in this living space.

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JAMES DULLEY

Selecting the RIGHT BRUSH makes painting easier

JAMES DULLEY
Creators Syndicate Inc.

Dear James: I have a box of old paint brushes here, but should I get new ones for my remodeling projects? With so many options in the paint brush aisle, what type is best to buy? — Jose M.

Dear Jose: As you have funds, there are typically at least several dozen different sizes, bristle types and shapes in the typical brush aisle. You will also find various quality levels usually called good, better and best with significant price variations.

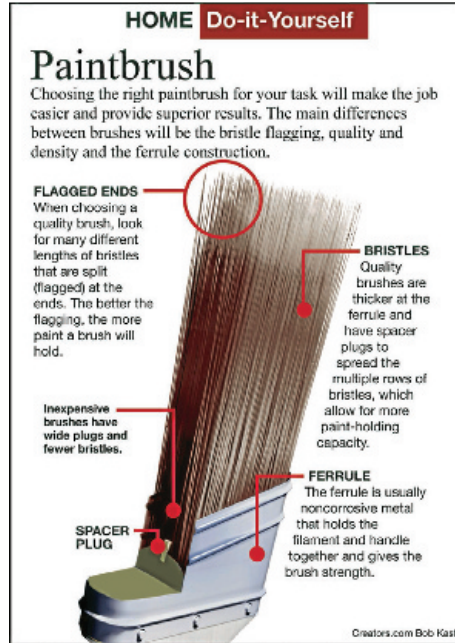
Using the proper paint brush is as important as wall or trim preparation and selecting the proper paint. If you are not experienced at painting, there is a learning curve. You might want to start with some of the less expensive brushes and practice on some area hidden behind curtains or furniture. You can later repaint them once you gain more skill.

One of the most important factors in the performance of a paint brush is the type of bristles used. The two basic categories of bristles are synthetic and natural. If you are looking for just an inexpensive brush just to get a coat of paint on some object, a brush with synthetic bristles will be the cheapest you can find. On the other hand, high quality synthetic bristle brushes can be as expensive as the best natural bristles brushes.

Synthetic bristles are typically made from nylon, polyester or a mixture of these. These brushes can be used with either oil-based or latex (water-based) paints. Since most people now use latex paints, most of the brushes you buy will have synthetic bristles. Using latex paint creates less odors, and brushes and spatulas clean up with just soap and water.

Natural bristle brushes, often made from hog's hair, are best for applying oil-based paints or shellac. The formulation of these paints creates a smooth, even surface when brushed on. For this reason, the tiny split ends in the natural bristles help to carry more paint and create the even surface finish.

The price of a brush is often a good indication of its quality. You will notice a taper toward the end of the brush with longer



bristles near the center. The maximum amount of variation from the longest to the shortest bristles should not exceed 1/2 inch.

All brushes use a metal band, called a ferrule, around the end of the handle to hold the bristles tightly in place. Good-quality brushes use small screws or rivets to secure the ferrule to the handle. Cheaper brushes often use one that is just slipped into place.

A cheap ferrule design can result in bristles that fall out and get on the painted surface. Trying to get a loose bristle off the wet surface without messing it up is difficult. Also, cheap ferrules can rust leaving stains in the paint.

You will need a sash brush with angled bristles when painting trim around windows and doors. The angle on the brush makes it easier to make a fine edge along the trim where it meets the wall and also in the profile details of the trim surface. The best sash brush size is about 1-1/2 inches wide. For most other painting on the walls, a four-inch wide flat brush or a roller is best.

Send your questions to Here's How, 6906 Royalgreen Dr., Cincinnati, OH 45244 or visit www.dulley.com.

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DAKOTA DUNES, SD



814 Crooked Tree Lane • \$690,000

Welcome to the Willows at Dakota Dunes. Experience this Brand new floor plan!! Story & 1/2 with main floor primary suite, laundry and luxurious open design with vaulted ceilings, wall of glass looking out onto back covered patio and gorgeous landscaped berms. 3 bedroom/2.5 bath townhome w/oversized 2 stall garage w/ golf cart door. You will love the location and the layout.

Willows HOA manages yard care, irrigation and snow removal. HOA fees to be determined.

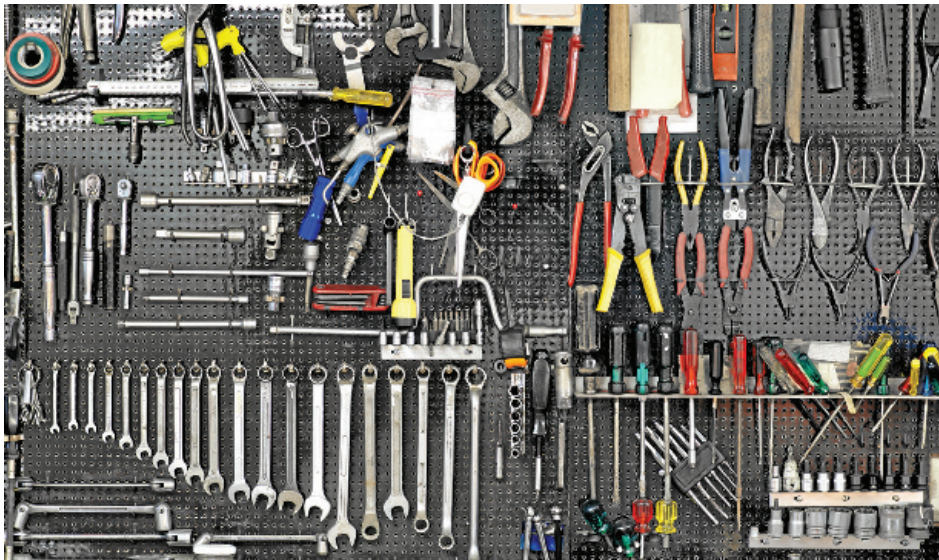


17 Spanish Bay • \$285,000

Build your river view home on this wonderful .85 acre lot. The lot is filled so your home can be constructed as a walk-out with the basement floor above the Missouri River flood plain. Rip-rap has been installed for river erosion protection. One of the last river lots at Dakota Dunes!

335 SIOUX POINT ROAD, DAKOTA DUNES, SD 605.422.1413
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ASK ANGI



YING FENG JOHANSSON/DREAMSTIME/TNS

One possible garage remodeling option could be a dedicated organization system for tools.

How to plan a garage conversion

PAUL F. P. POGUE
Ask Angi

A garage renovation that transforms it into an additional room gives homeowners more space when they have limited options for expansion outside or their house doesn't have a basement. Most often homeowners are looking at a plan to convert a garage into a bedroom or rec room. Conversely, you might just want to upgrade your storage or workspace. Whatever the case, many contractors now specialize in garage conversions and can help you bring your vision to life. Garage upgrades tend to improve your resale value as well, provided they're not too specific. A hobby room dedicated to your favorite college team will make you very happy, but might limit your resale options more than a living suite would.

Keep in mind you'll have to make a significant investment to accomplish this. A garage remodel costs an average of \$11,000. Most jobs between \$6,000 and \$21,000, and a big-ticket upgrade such as an in-law suite, will probably cost even more.

You can also consider hiring a dedicated garage organizer if you want to make the best use of the space for traditional garage tasks such as hobbies, tool storage or car maintenance.

What affects garage remodeling cost?

The cost to convert a garage relies heavily on your intentions for the area. Size of the garage, age of the house and the remodel purpose will all affect the final cost.

A typical conversion includes adding insulation inside the drywall, rewiring, bringing the floor level to the rest of the house and protecting the floor from moisture using either a moisture barrier or ceramic tile flooring. Ask your contractor about the ability of your HVAC system to handle another room. You might have to install a separate system.

You will also need to decide if you want any sort of plumbing run into the new room and if you want to add a crawl space above the garage or other storage options. There's also the garage door to consider. It can be left intact or converted into a wall.

Talk to your contractor about your city's building codes before starting the project. Municipal codes regulate anything from electrical outlet placement to window and door requirements. And often, garages are originally built to different codes from living areas. If you're converting a garage to living space, you'll need to meet numerous requirements to pull it off.

Incidentally, all these changes might get in the way of actually keeping a car in there! But if you use up all the space and you still want to protect your car from the elements, the addition of a carport will take up minimal space on your driveway.

Tweet your home care questions with #AskAngi and we'll try to answer them in a future column.

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HAPPY HALLOWEEN!



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