

Best Remodel Pay-backs: A Boomer-Designed Remodel

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Adding ***Aging-in-Place*** features into the design of your remodel or the updating of your home can pay you big dividends!

The movement to Age-in-Place has grown exponentially due to: High replacement costs during a Seller's Market; Unexpected global economic events; Job transfers; An Accident with home rehabilitation, Extended family - both health and financial issues.

Adding just a few modifications to your "updating" plans can provide you with the option to live in your home longer. And, whether you stay in the home, or "right-size" somewhere else, adding Boomer-Design features will increase your buyer-pool and home value!



Real Estate is an important asset for any diversified investment portfolio. And your personal residence is a bonus, because it is the only investment you can enjoy and create memories to last a lifetime. Your return on investment (ROI) can be enhanced significantly when you remodel with consideration of current demographics and future market demands rather than just the [latest trends](#). In addition, you can potentially extend or delay the sale of your home when you consider aging-in-place features as you update. A "Boomer-Designed" remodel is based on today's Baby Boomer, Generation X and Generation Y demographics.



Even if your plan is not to "age-in-place" in your current home, events can occur which will make you wish you had considered some of the basics. Whether or not you are athletically inclined, accidents happen. A broken leg or sprained ankle, or aging pet or visitor may potentially have difficulty climbing stairs. Maybe you or a loved one

has an accident which requires a wheelchair. Or a family member requires rehabilitation due to an accident or illness. If a few considerations like these are contemplated in the design stages of your remodel, at a time when you have the luxury of time and energy, the result will be a tastefully designed and economical plan. The return on your investment will be significant in comparison to an after-the-fact fix performed in crisis mode.

The movement to Age-In-Place has grown in recent years as it offers more choices during times of unexpected economic cycles, job transfers, and extended family health and financial issues. Adding age-in-place features provides you with options. And, whether you stay in the home, "right-size" somewhere else, you will most likely reap the benefits: your buyer pool expands when just one guest room has a curbless shower with a bench.

KEY ELEMENTS TO CONSIDER IN YOUR REMODEL

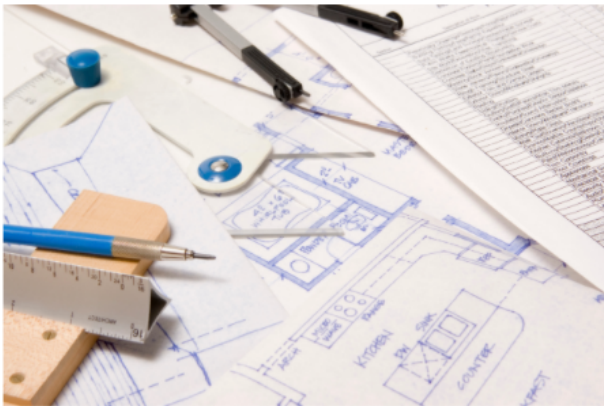
According to a growing field of expert designers, the key elements of a Boomer-Designed remodel is Accessibility, including creating the essential living areas all on the same level (Kitchen, Master, Laundry, Living, Bathrooms); and a zero-step entry (Garage or Main Point of Resident Entry).

Another important consideration is Quality indoor air. Finally, there are many intentional Boomer-Design decisions and considerations when updating



your greatest ROI on remodeling investment, which are the Kitchen and Bathrooms.

ACCESSIBILITY Future wheelchair and walker accessibility in the home requires elimination of steps, wider doorways (32") and hallways. Elevators are costly and require additional space that can make them cost prohibitive, while a nicely designed ramp can cost about half. A stair or chair lift is an affordable way to get around in multi-level homes and are available now for under \$2,000. Carrying groceries up steps is a deal-breaker and, if not resolvable, may be the catalyst for a transition.



INDOOR AIR QUALITY IS

IMPORTANT What is a healthy building, and why should that be important to you? We have all heard or experienced stories about healthy hospital stays resulting in devastating situations, especially for those with compromised immune systems.

Florence Nightingale explained in her 1859 Notes on Nursing: *"To have pure air, your house has to be so constructed as that the outer atmosphere shall find its way with ease to every corner of it. House architects hardly ever consider this. The object in building a house is to obtain the largest interest for the money, not to save doctors' bills for the tenants."* And indoor air quality and proper ventilation are just the beginning of a healthy environment. You need to know the questions to ask and the issues to look for. The US Green Building Council ([USGBC](https://www.usgbc.org)) is a great source of information.

BATHROOMS & KITCHENS Bathroom remodels can include a few cost-effective measures during the design process such as: Retrofitting a fan to add a heat lamp helps older adults cope with the common problem of feeling cold; Touchless faucets and lever handled doorknobs for arthritic hands; Grab bars

in showers attractively integrated into the design. Under-cabinet lighting for nighttime bathroom visits is always a hit. For both bathrooms and kitchens, custom pull-out shelves can be included or even retrofitted into existing base cabinets as bending and reaching into lower cabinets becomes more difficult. Easy to reach cabinets, appliances and electronics should be considered throughout the home.

Technology can also be huge assets for coping with aging. Robotic vacuums, security systems and smart-home devices that control lighting, temperature, TVs, music, and single-switch shut-down capability have revolutionized home management.

Other areas of consideration:

- Rooms can be switched around so that there is an accessible bedroom on a ground floor
- Avoid falls: horizontal storage to avoid footstools; removal of area rugs; removal of exposed electrical cords or clutter
- Use of brighter paint and finish colors
- Additional lighting or newer brighter light fixtures
- Lowering just one countertop can improve a wheelchair-bound person's live significantly
- Providing easily accessible outdoor spaces for well-being

There is a growing niche of professionals ranging from designers and architects, health care advisers, companion concierge services, and Realtors with the Seniors Real Estate Specialists ® (SRES) designation, who can help clients adapt their homes to address physical or cognitive impairments.

One thing remains constant and is even more true than ever: Your Home Equity is a significant asset in your portfolio, and you deserve expert guidance. Is *Now* a Good Time to Buy or Sell a Home? Call Denise 602-980-0737, *celebrating 35 years Arizona Real Estate*. Denise is a SRES® and the former Chair of the Arizona USGBC. For the Latest Housing Market Trends (Updated Monthly), subscribe to: www.HotFromPhoenix.com

