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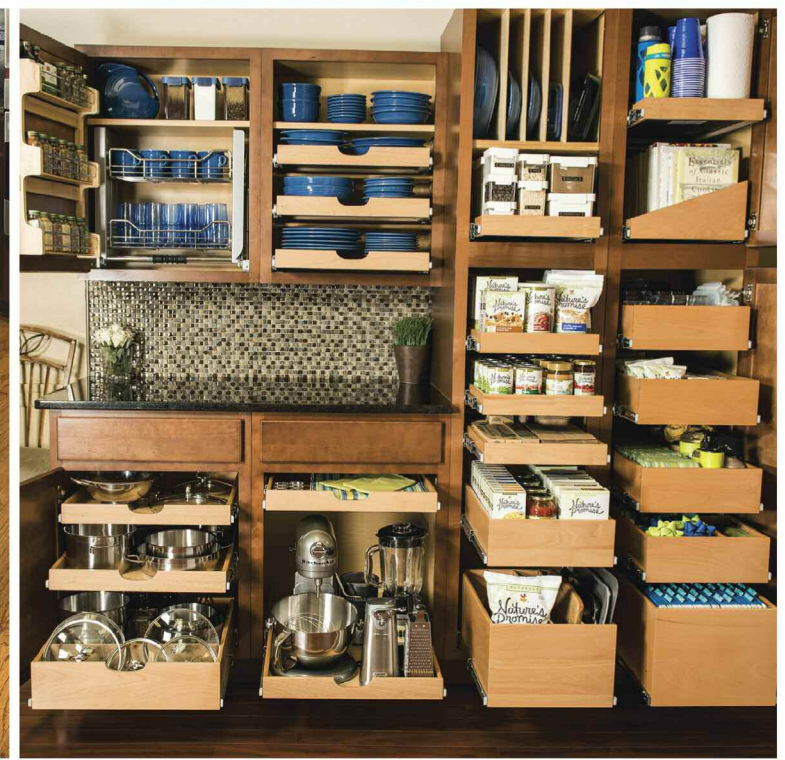
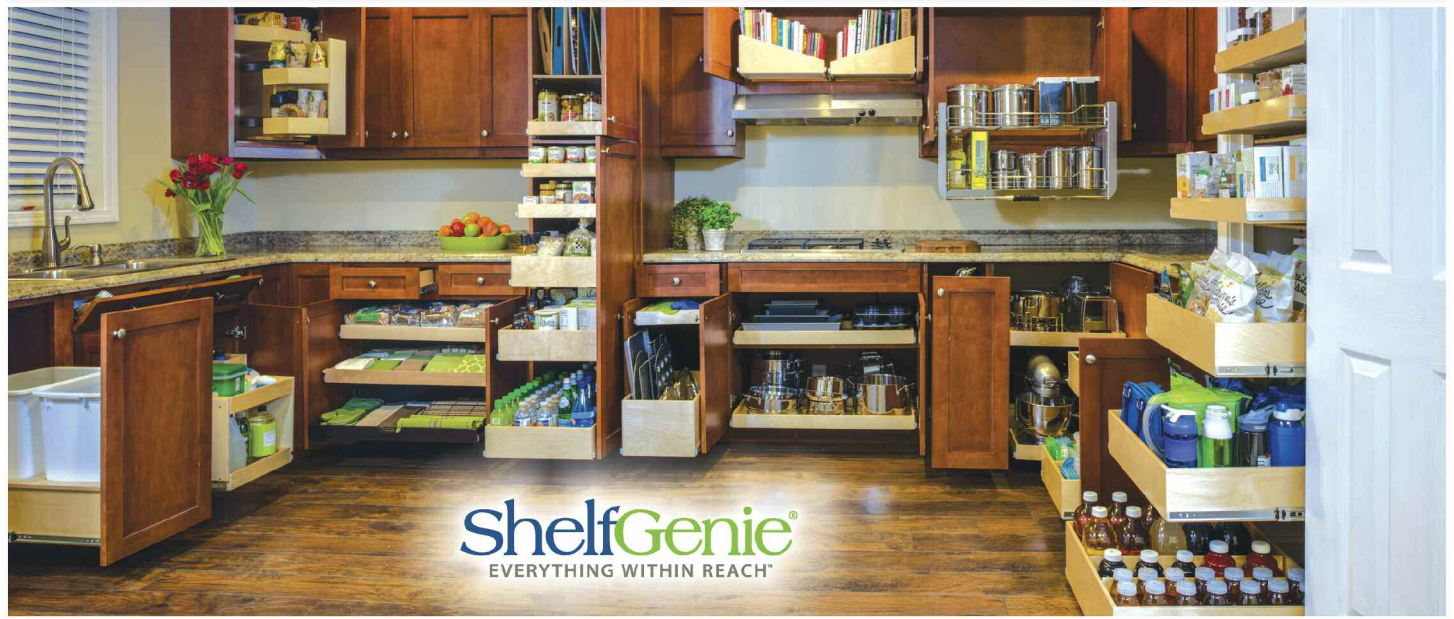


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## Staging Your Home for a Sale



By Sue Reich,  
Decorator/Realtor

When selling your home, having an extra little edge can make all the difference in a challenging market. That's when staging comes in. This creative process forces you to think like a buyer. Potential buyers must be able to envision themselves in your home. This requires a completely different perspective.

Clearing away family photos and most of the accessories from shelves and table tops will open the space. De cluttering your cabinets and closets will make them look more abundant. Everyone wants storage space. Plus, this gives you a head start on packing! Allowing your rooms to "breathe" is paramount. If your furniture is too bulky, or if there is too much of it, remove it. This will make the rooms look larger. Heavy drapes also need to go, as well as any strong paint colors on the walls. Neutral colors are best when trying to sell. Its imperative prospective buyers can see their furnishings in your home.

The next step may be a little unconventional, but it will give you a realistic point of view. Invite your friends over for a "showing". Really listen to their comments. Try not to take offense, as difficult as that may be. It's for your benefit.

*Susan Reich is a licensed Realtor with the K Company and the owner of SR Home Design, Inc. She can be reached at 954.253.1833 for any questions you might have.*

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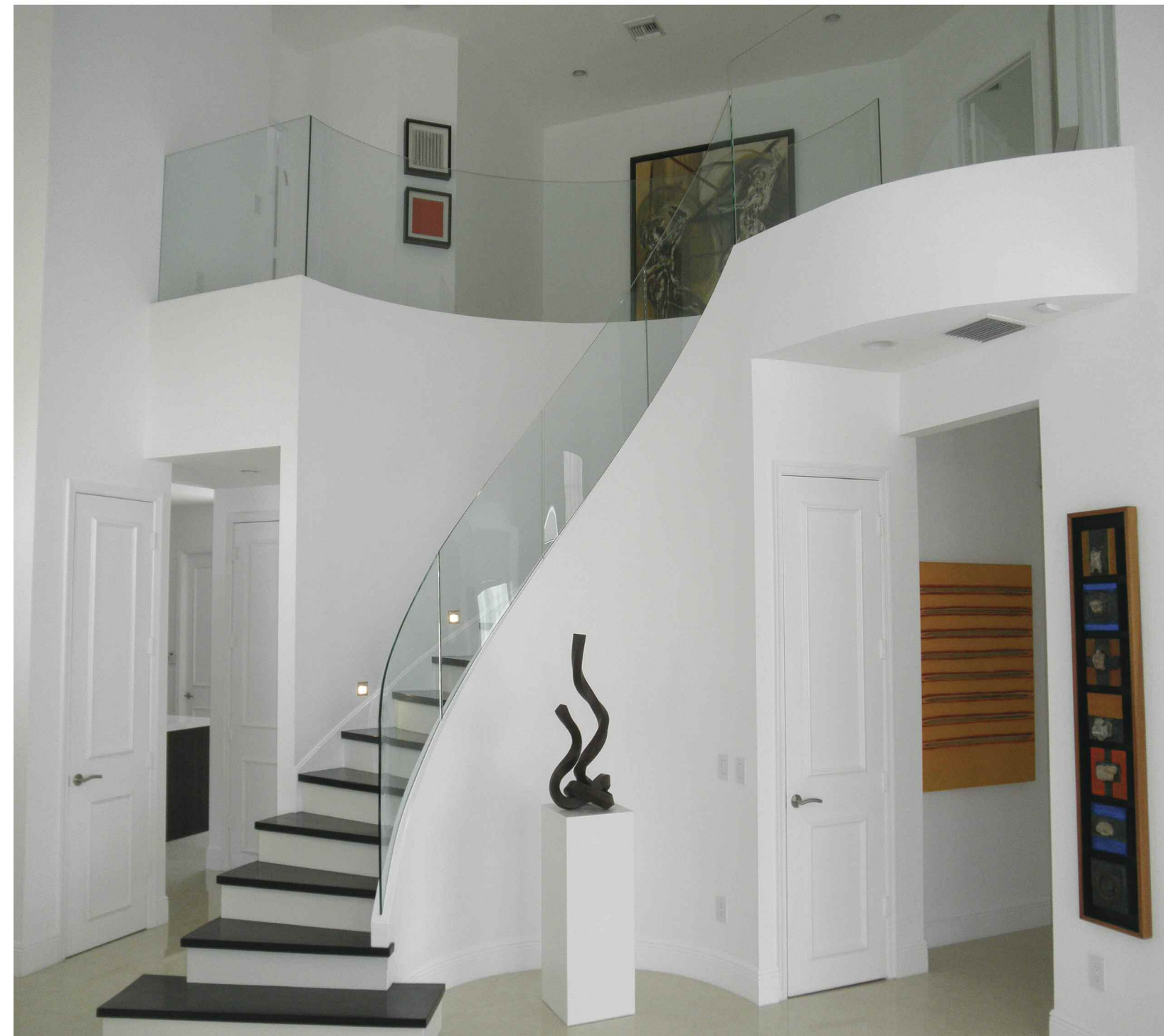
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# A Contemporary Moody Home

INTERIOR DESIGN DKOR Interiors  
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This home was designed for a very special family relocating from Africa to the United States. They purchased a 3 bedroom 3.5 baths home in a beautiful area that needed to be completed renovated. From flooring, bathrooms and furniture to linens, towels and accessories, they needed us to help them get a jump start into this new stage in their lives. Although we only had a few opportunities to meet the client during the beginning stages of the project, we understood right away exactly what they needed. Moving to another country can be taunting; not knowing where to shop for the best quality / price ratio or even knowing who to perform the work that could be trusted and reliable. Having worked with many clients in the same situation relocating from abroad, we know exactly how to fulfill their needs and surpass their expectations.

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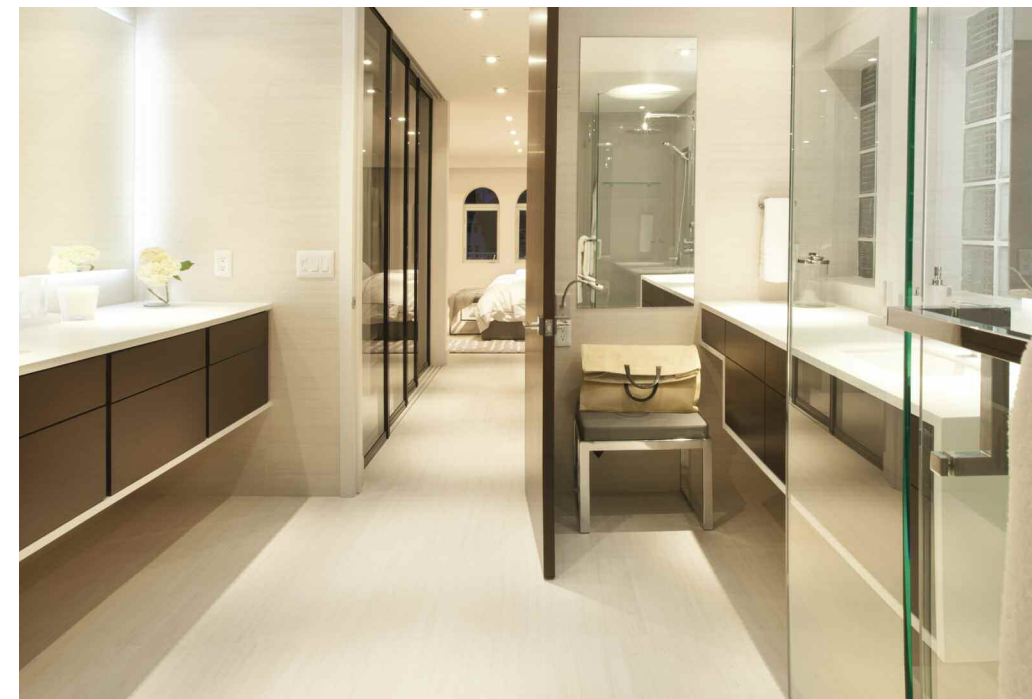


In our initial client interview we carefully reviewed a comfortable budget that we would be working with throughout the project and then moved into understanding their vision for their new space. Clean lines, a monochromatic backdrop, contemporary furniture and just the right amount of materiality throughout was the main

idea. This for us was the perfect opportunity for us to try out some of the concepts we had recently emerged it at our first trip to Isaloni; the largest furniture and interior design fair in the world. <http://www.cosmit.it/en/>. This was the catalyst of the design development of “A Contemporary Moody Home.”



The “first layer,” as we like to call it at DKOR Interiors, is an interesting take on dimension. Whether with the use of carpentry niches in hallway or with the use of planes at different depths in the living room, each space relates to one another. Another new application we explored in this home, all by request of the client, was using the same flooring that was used throughout the general areas in the bathrooms and even throughout some of the bathroom walls. This was the first time that we had done this and to be quite frank, we were a little bit nervous about it all not looking like we had purchased too much of it and needed to use it everywhere, but the result was the contrary. It eased the eye from space to space and allowed for a not so large floor plan to feel light, airy and large in space.



You can see this application mostly in the master bathroom. In the “second layer” we began to play with textiles and metals throughout the furniture pieces, Interior design trends are leading us back into that moody interior that we saw back in the 80’s combining the brass, charcoal and stainless steel metals, cool and warm tones of gray and smoky glass within sultry spaces. This is our Miami contemporary version of this with a more timeless look again, inspired by our trip to Isaloni.

- continued on next page -





In our final layer, we begin to introduce subtle pop's of color with what we like to call, "peacock colors." Deep hues of turquoise mixed with mustards and of course the copper accents set such an elegant tone throughout the space.

Having the trust of our clients definitely gave us the freedom to work with a sultry moody feel that is so dominant in the upcoming interior design trends while still keeping true to the light and airy contemporary feeling that is so dominant in the Miami interior design world.

- END -



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The principal of SR Home Design, Inc., Susan Reich, has been in the design field for over 15 years. Susan's passion and enthusiasm for the industry provides her with inspiration for each new client. The individuality and unique challenges presented on



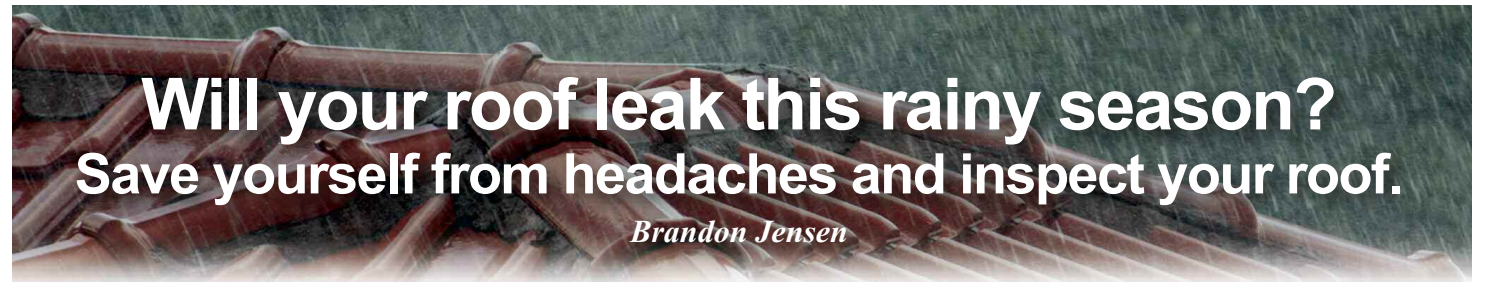
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Susan E. Reich  
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## Will your roof leak this rainy season? Save yourself from headaches and inspect your roof.

*Brandon Jensen*

**H**urricane season is here and so are more thunderstorms. With thunderstorms come heavy rain and winds. With wet weather and heavy winds on the way, there is no time like the present to inspect your roof. A roof leak can result in significant damage to insulation, walls, ceilings, flooring and personal property. If undetected, a leak can cause rot that will endanger the structural integrity of the roof framing system and cause costly repairs.

According to the National Roofing Contractors Association, a roof should be inspected at least twice annually — before and after the rainy season. Most homeowners can inspect a roof for trouble areas and can make the required repairs. If you have a fear of heights or otherwise feel uneasy about attempting such a project, you can use binoculars for a closer look or just call a professional roofer.

If you do it yourself look for loose shingles or shakes, or, if you have a tile or slate roof, check for missing or cracked pieces. On shingle roofs, look for curling, fraying and tears at the edges. Check the flashings around chimneys, vents, skylights and other roof penetrations. They should be tight and in good condition. Maintaining good roof flashings, especially those at roof edges and penetrations is crucial. Many roof leaks are actually flashing leaks. When inspecting your roof take care to limit your time on the roof, especially

during extreme hot as the shingles are more prone to damage under these conditions and you may suffer heat exhaustion.

Leaves, Palm Fronds other debris inhibit the roof's ability to properly shed water, and are the cause of water backing up in the valley's and around flashings. Clogged gutters and downspouts are another cause of leaks. It is important to clear sticks, leaves and other debris from drains and gutters at least yearly. Also walk around the perimeter of the home and inspect the eaves. Look for rotting soffit and fascia boards and any evidence of water leaking from the eaves. Typically roofs start to leak from the eaves and then over time work their way into the home. Sometimes a dab of roofing adhesive, a touch of caulking or a small patch is all that's required. Other times flashing, vents or sections of roofing must be torn out and replaced, in which case hiring a roofing professional would be wise.

*Brandon Jensen- Vice President Roofing Contractors Association of South Florida (RCASF). Brandon Jensen is a leading expert in the South Florida roofing industry with 20 years experience and is available to answer all of your roofing questions free of charge. [brandonjensen@comcast.net](mailto:brandonjensen@comcast.net) or 954.417.8777*

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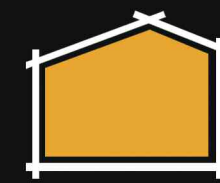
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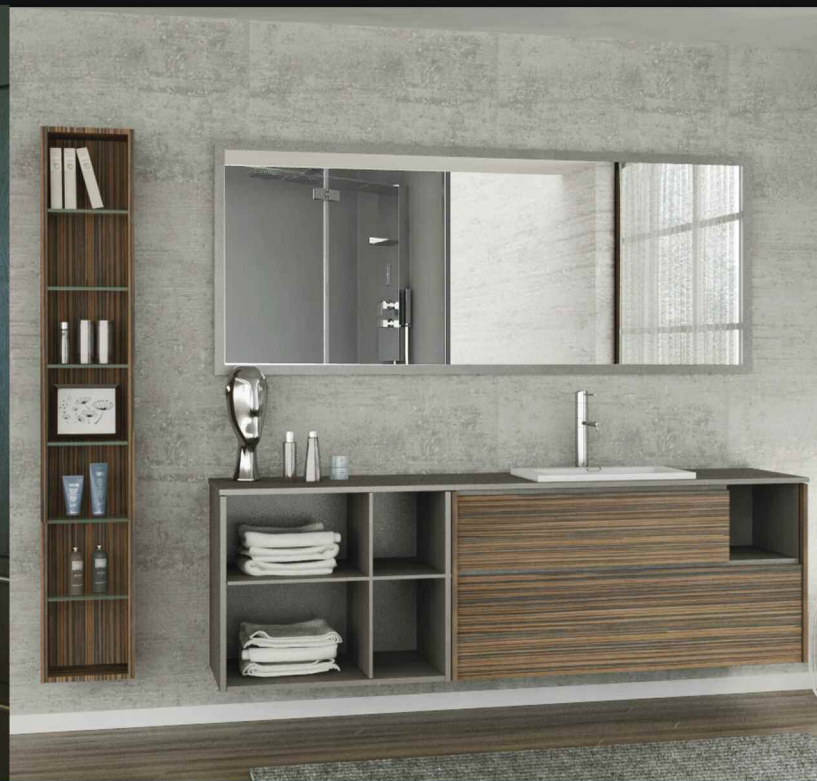


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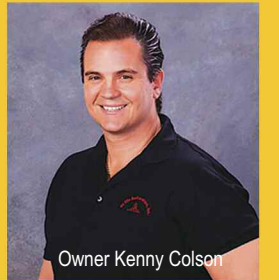


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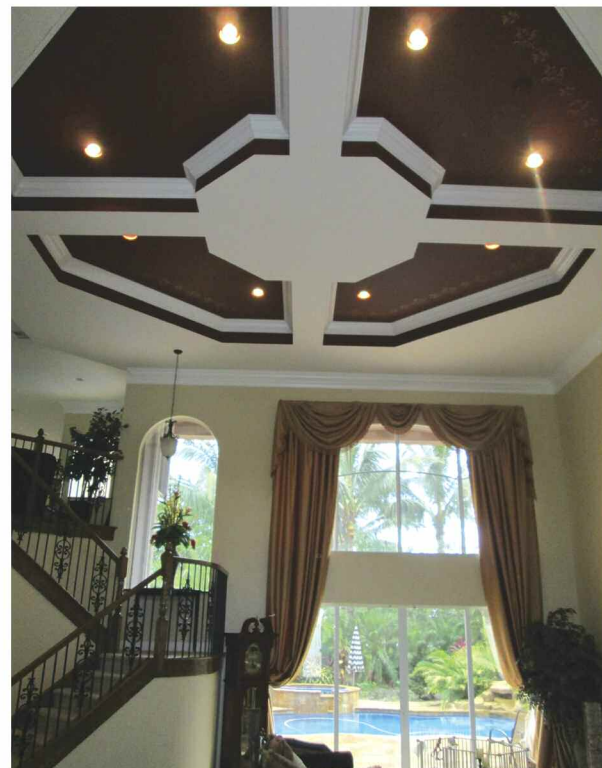
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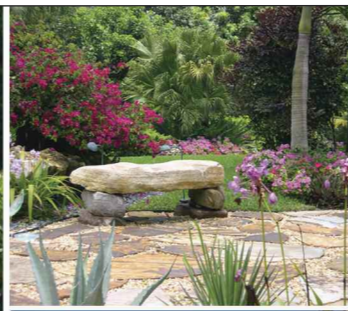
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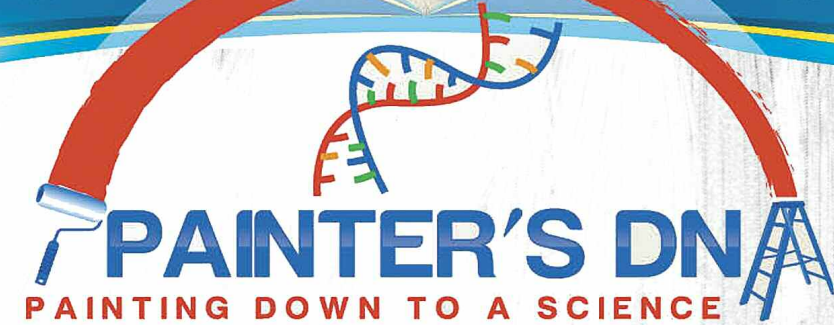
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# Consider Choosing Sustainable Flooring for Your Home

By Lee Brown, co founder of interiordezine.com



*When it comes to choosing flooring for your home, there are a myriad ways to go. And while looks and cost are certainly going to be key drivers in your decision-making, don't forget that it's also so easy to build eco-friendliness and sustainability into the equation. What makes a sustainable floor?*

It's a surface that's produced from readily renewable materials via eco-friendly processes. It also creates little impact on the ecosystems around it in the course of its life-cycle, from harvest through to manufacture, use and disposal. Many sustainable floors also have a social aspect to them, in that traditional flooring types, such as bamboo or sisal, tend to rate highly when it comes to sustainability, and choosing such options ensures a future for the communities that supply and manufacture them.

If you're interested in assessment-based life-cycle information regarding the flooring you're considering, the American National Institute of Standards and Technology's Building for Energy and Environmental Sustainability (BEES) programme is the website to visit. It compares the life-cycle environmental impacts of a range of floorings, as provided by researchers around the world. Top of its list come the natural products cork, linoleum, and wood, with wool and composite marble at the other end of the scale, due to their manufacture and installation requirements. So, what are some of the "greener" choices available to you?

## Hardwood

Wooden floors have been popular around the world for centuries. They add warmth and color to your interior scheme, are practical and easy to clean, and – unlike carpet – are great for people with allergies. What's more, depending on the kind of timber you pick, this is a great environmentally responsible flooring choice. To begin with, trees are a renewable resource, but opt for a species that's plantation-grown and harvested commercially, rather than one that's plundered out of native forestry. They also absorb carbon as they grow and this remains stored in your flooring, rather than being released as emissions into the atmosphere. What's more, at the end of its useful life beneath your feet, your wood can be repurposed or recycled, so that the carbon stays locked inside.

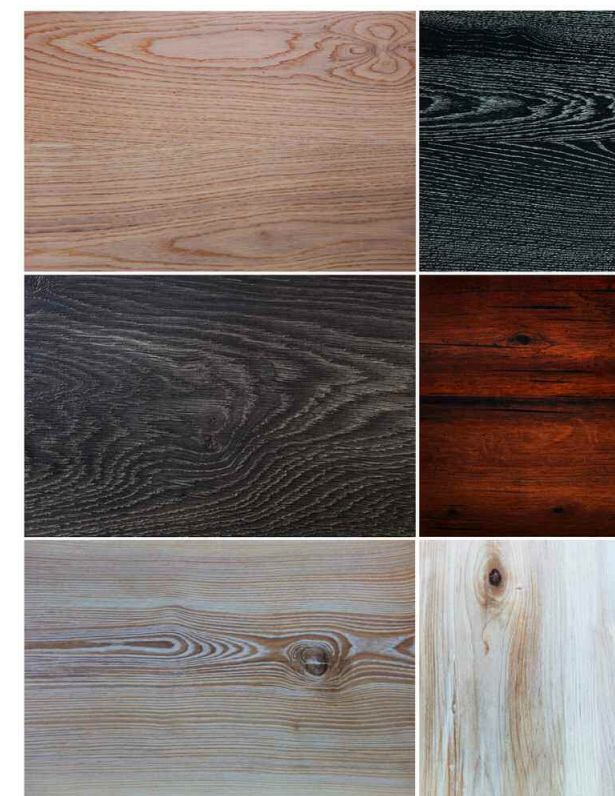
## Bamboo

Bamboo has been a traditional flooring in Asia for millennia. To look at, it can resemble hardwood, but it is cut from a rapidly renewing, highly replenishable resource – as bamboo is a grass, not a wood, it grows to maturity in just 3-5 years. It stores up to 70% more carbon a year than hardwoods, and can also be harvested without the need to replant, as the root system is left intact. This all means its carbon footprint is low, even after shipping out of Asia is included. It is strong, extremely durable, naturally anti-bacterial, and resistant to insects and moisture, which makes it ideal for humid environments. There are a number of types of bamboo flooring available, each varying slightly in manufacturing process, economic viability at source and local preference. In Asia, the most common form uses thin bamboo stems, cut as flat as possible, then trimmed to similar lengths. The wood can then be stained, varnished or left with a natural look. Outside of Asia, it's more common to find more highly processed,

manufactured bamboo floors. These are generally made from mature bamboo poles, again sliced into strips, then skinned and boiled to remove the naturally occurring starches and sugars. The wood is then dried and planed, delivering two major naturally occurring colors, similar to beech and oak, respectively. It's when it reaches the lamination stage that the eco-friendliness of most widely distributed bamboo flooring tends to be compromised. This is because it is generally bonded together using urea-formaldehyde (UF) resins, which emit volatile organic compounds, so aren't great for air quality at the time. That said, bamboo uses much less UF adhesive than other options such as particleboard substrate. There are, however, bamboo products and systems available that don't use UF. These locking bamboo systems are the easiest to install, in fact, with joints that click firmly into place and allow you to create your own look using plank alignment and color.

## Cork

Cork tiles or planks are made from the bark of the cork oak, which is carefully harvested from the living tree. This means it is a highly renewable and sustainable flooring resource. It is stripped from a cork tree about once every 10 years, once the tree is 25 years old. Each tree can live for up to 200 years. In terms of flooring performance, cork has a lot going for it. It is naturally antimicrobial, is a great insulator against both noise and heat loss, and is comfortable underfoot. Its springy resilience also means it copes well with furniture placement and heavy foot traffic. To round it all off, it's fire-resistant as well. Cork rates high on the "green" scale too. To begin with, as a tree, it provides a living environment for other plant and for animal species. It attracts few carbon emissions in the course of harvest, and if you choose your sealant carefully, you will find there are also low-VOC options available. It is also highly recyclable once its days as flooring are done.







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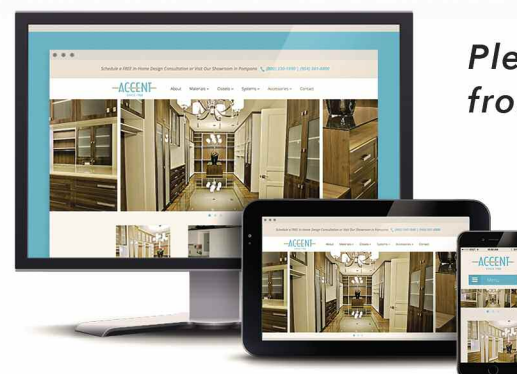


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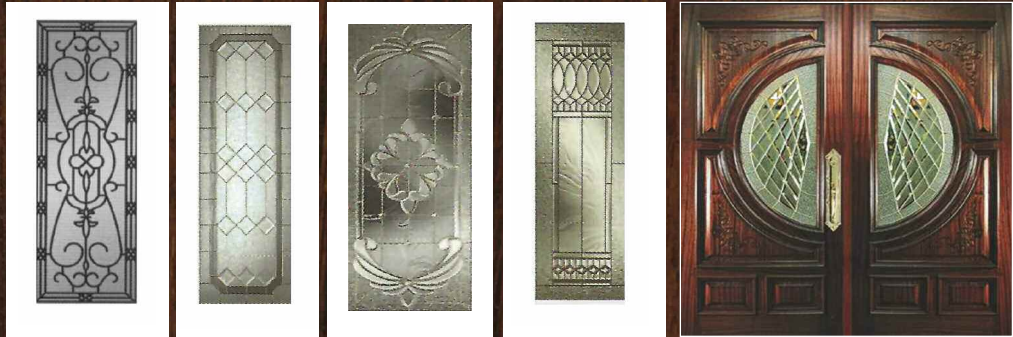
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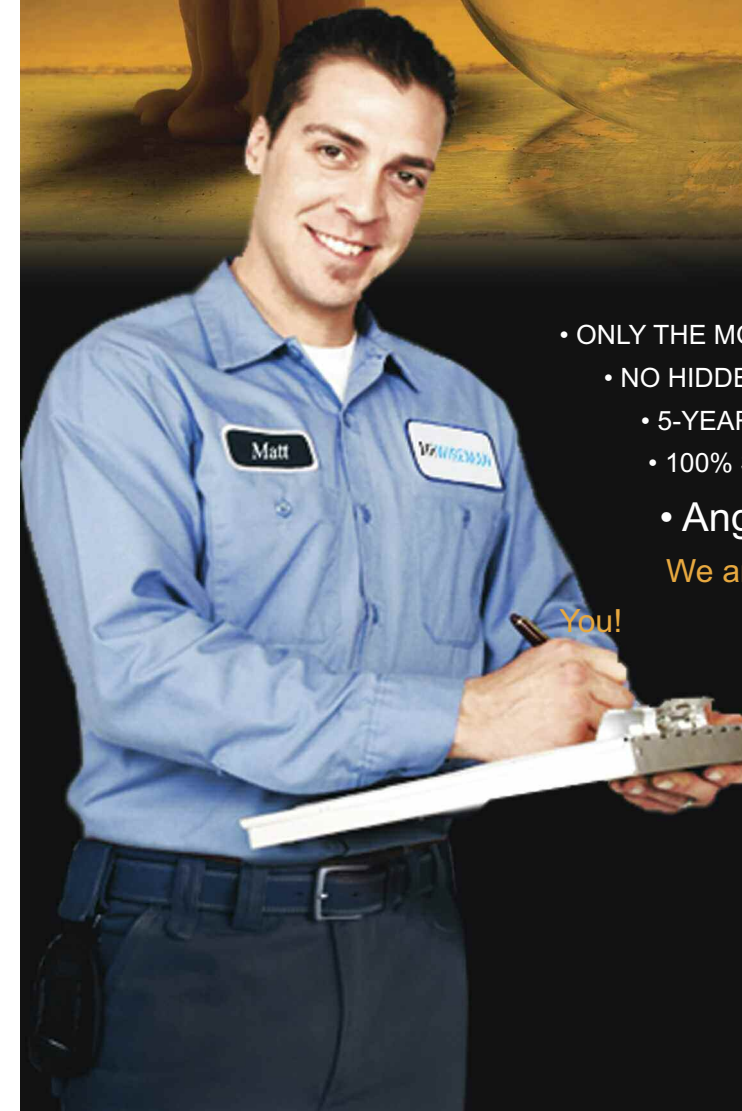
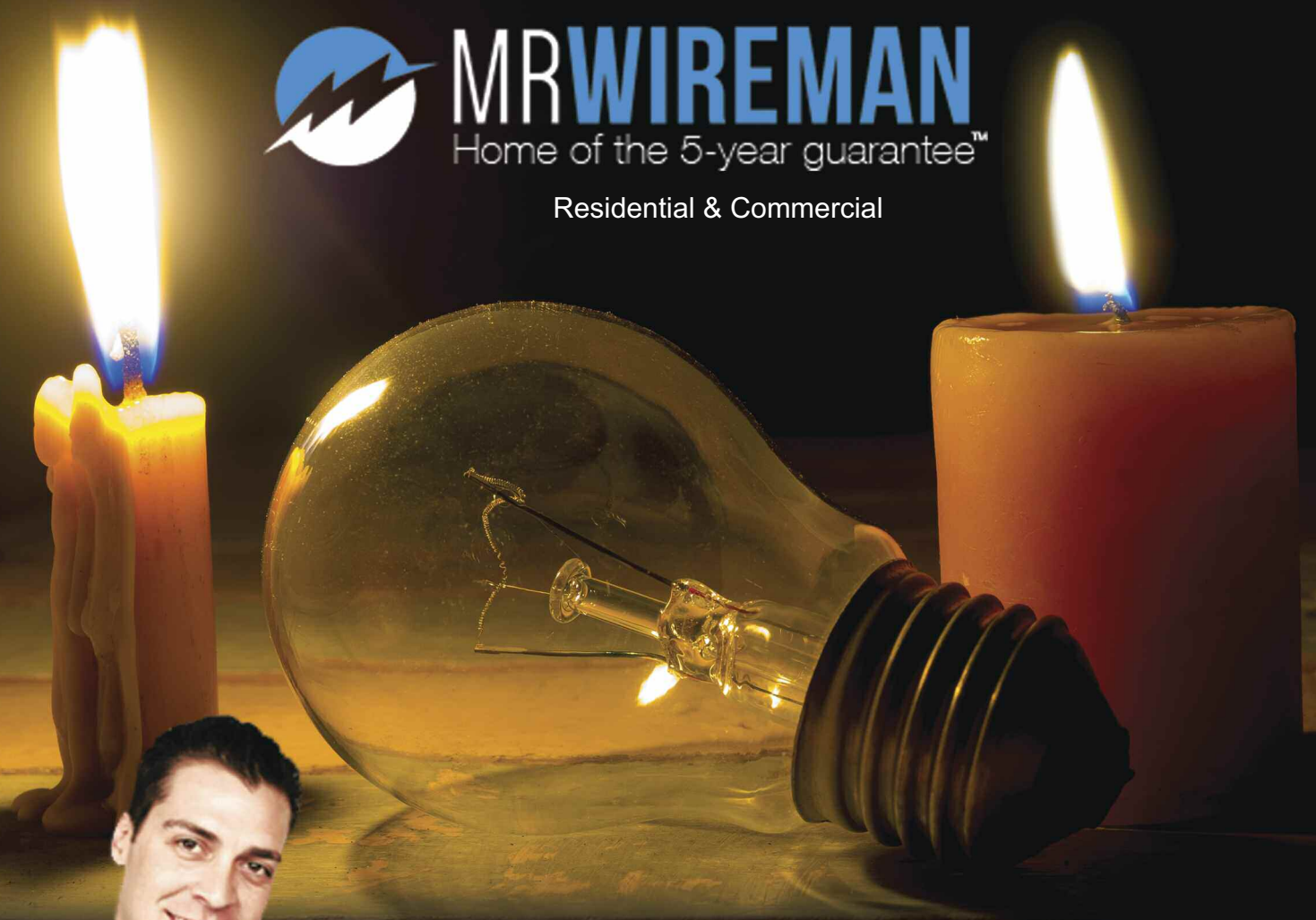
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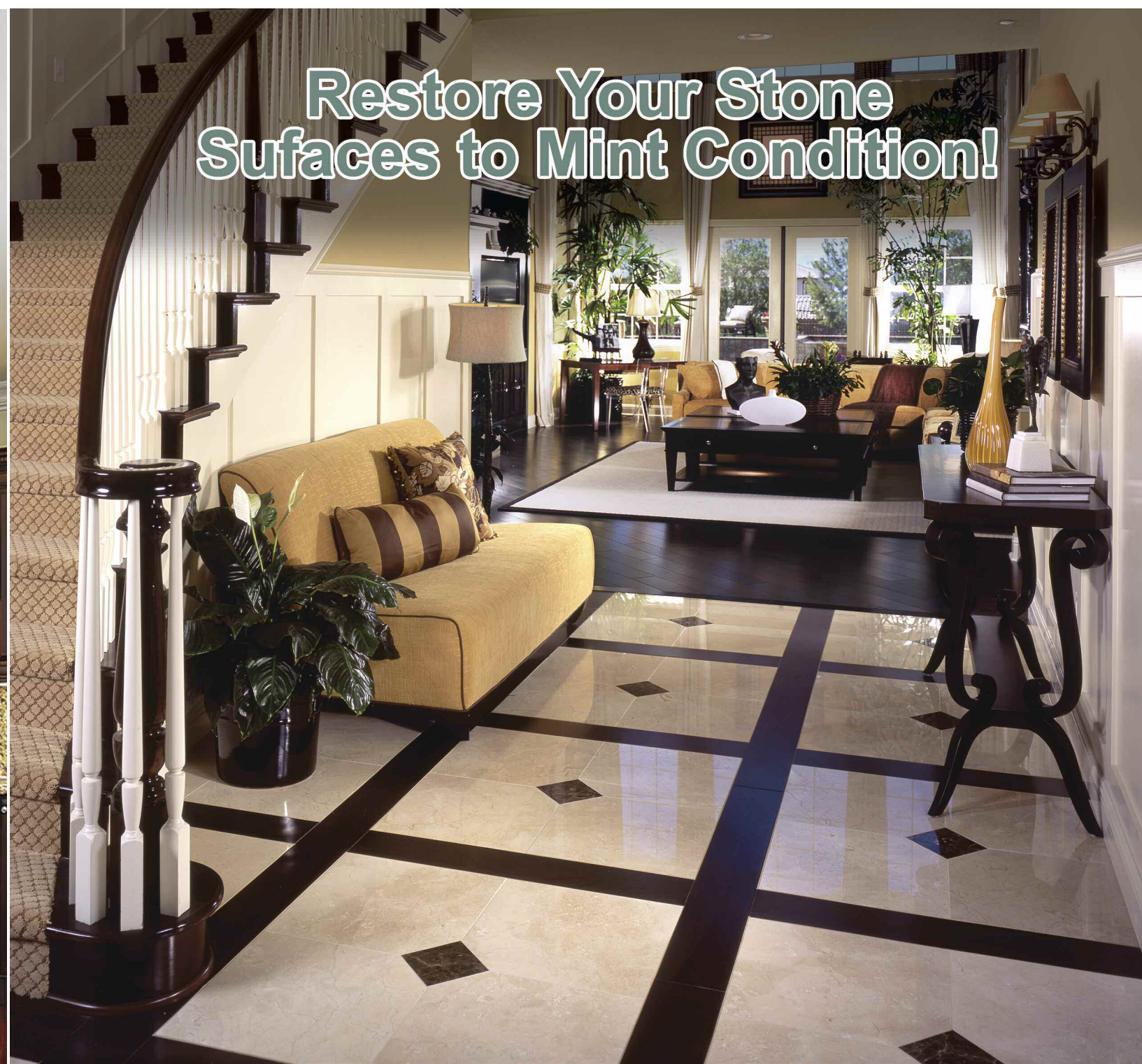


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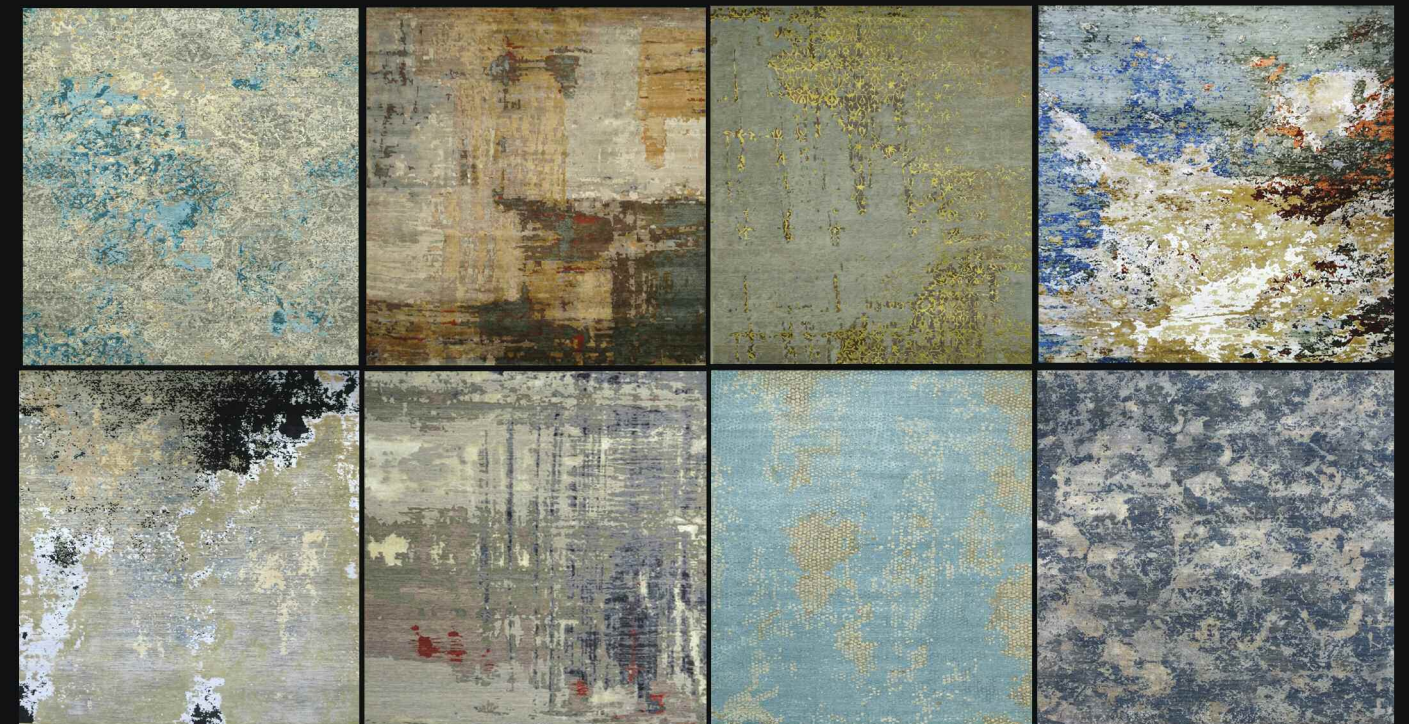
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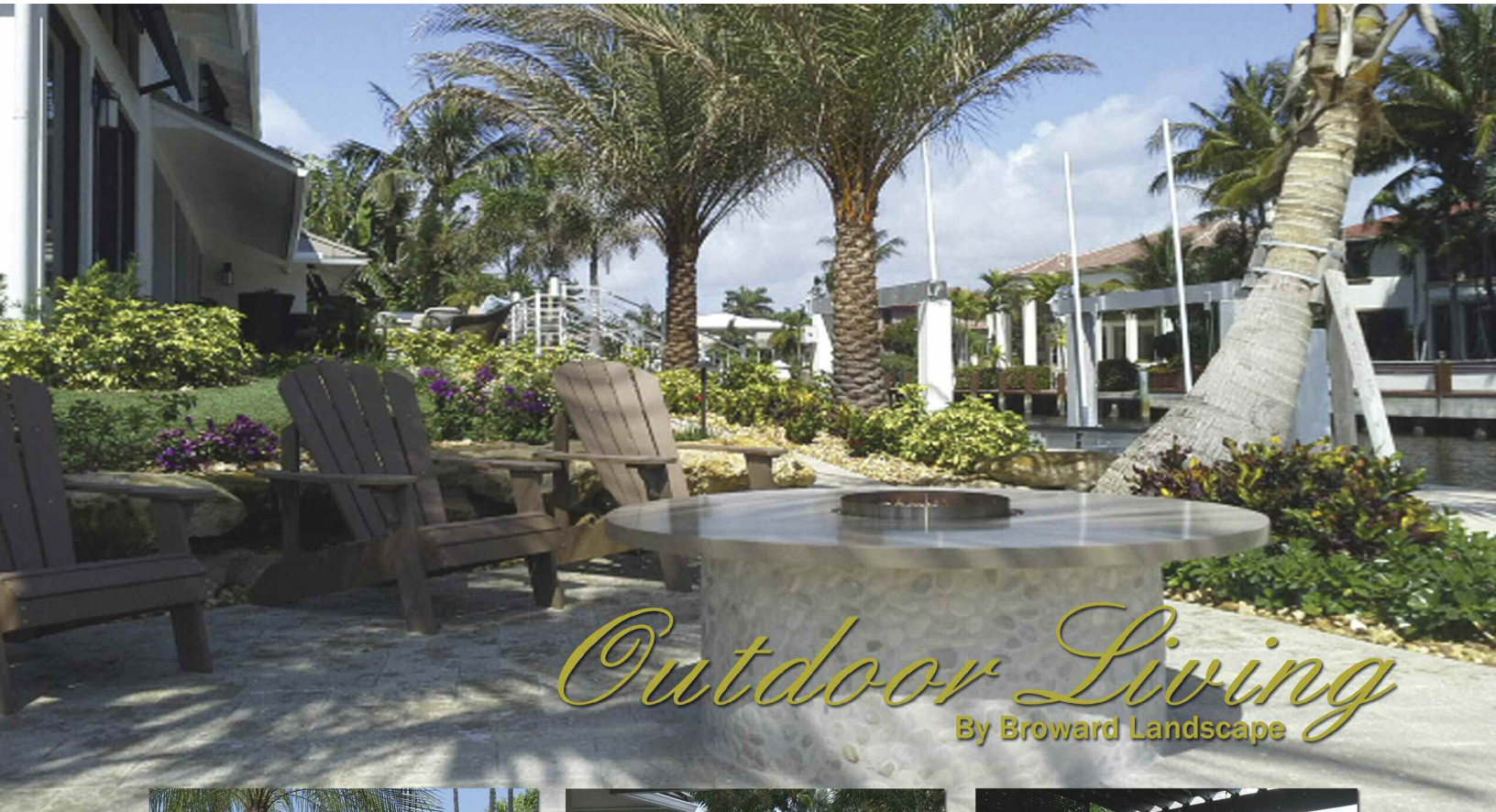


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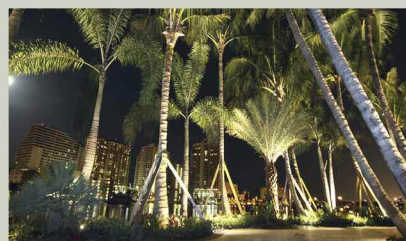
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