

“ONE LUXURY ELEMENT I FORESEE AND PLAN TO EMBRACE FURTHER ... IS MORE CURVACEOUS DESIGNS WITH SOFTENING OF ANGLES. IT’S NOT JUST FURNITURE — WE ARE SEEING CURVES INTRODUCED INTO CUSTOM MILLWORK, CABINETRY, TILES AND HARDWARE. — KATE DAVIDSON

It’s inspection season



MIKE HOLMES

I value the importance of regular home maintenance, and I always like to remind homeowners of the seasonal maintenance checklists. I may be repeating myself, but you would be surprised how many homeowners forget or get complacent, especially with the added stress of today’s world.

Regular maintenance keeps your house clean, and your systems and appliances work more efficiently when properly maintained. Even newly constructed homes require routine upkeep and will last longer, keeping your family safe and secure for years to come.

If you haven’t inspected your deck, do it now. Look for loose boards or railings, rot, cracks, insect damage, or deterioration of fasteners and connectors. If you have real concerns, hire a professional to inspect your deck — it’s better to be safe than sorry.

Also, inspect your roof — spring and fall are ideal times to get any repairs done. Before it’s too late, do a quick visual check on the condition of your roof for missing or curled shingles or any water damage, and book an appointment if you have concerns.

Summer is a great time to inspect your driveway and walkways for cracks and any unevenness that could be a tripping hazard. A few summers ago, I resealed my asphalt driveway, and it looks fantastic. The process added several more years of life to my driveway. You can hire a professional to get this done, but there are also some great DIY crack repair kits that will help you restore your walkways in a few simple steps.

Making the most out of your outdoor space is great. Depending on your level of handiwork, you can create a welcoming backyard by doing a good cleanup, adding planters, or creating some new garden beds. Remember, don’t get too close to the exterior or foundation of your home as this can lead to moisture issues, especially if there are any cracks in the foundation.

If you are thinking about a total backyard transformation, adding trees, rock gardens, walkways, water fea-

tures, or unique spaces are all great ideas. However, you may need to consult a landscape architect and a contractor in that case.

Another way little critters or insects can get into your home is through openings. Fill in any holes around venting, as this allows air leakage and acts as an access point for critters. Also, check for cracks below windows and doorsteps and repair any tears in window and door screens, too.

If you see any holes in your mortar or loose bricks (sometimes referred to as “tuck-pointing”), get them fixed and seek a pro since this requires a unique skill and must be done correctly.

Be sure to clean your gutters and downspouts and use a gutter scoop to eliminate stuck-on debris and stray leaves. I would also consider installing a gutter guard, which prevents material from entering the gutter and clogging it up. Gutter guards will cut down on maintenance and it means no more climbing up ladders.

This may be a good time to evaluate your home’s security system. I am a fan of smart security systems and lighting, and there are a lot of options that you can control directly from your phone even if you’re out of the country.

In the summer, we try to spend as much time as we can outside but don’t forget some important home maintenance tips that should also be done inside your home.

Our summers can be pretty hot, requiring us to use our air conditioner a lot. Make sure to schedule routine maintenance for your HVAC system. As a bonus, consider also adding an ERV (energy recovery ventilator) to your system. An ERV will improve HVAC efficiency, enhance indoor air quality, aid with odour management, and regulate relative humidity levels in your house.

Ceiling fans are another great way to help keep rooms in your home cool. The air won’t be colder, but by reversing the motion, the cool air will be forced downward and help keep you cool. In addition to your air conditioner, a ceiling fan can allow the AC to be turned up a few degrees, which could help save on your energy bill.

I believe failing to inspect smoke and CO2 detectors to ensure they are operational is the most common home maintenance mistake. Every season, I advise doing a test and replacing the batteries.

Residents of the GTA can apply for Season 2 of Holmes Family Rescue at www.makeitright.ca For Postmedia News



Lisa Kooistra says working with different applied mouldings can create a visual impact in any room.

LUXURY LIVING: ASK A DESIGNER

Expert advice on upping the luxury factor

MARTIN SLOFSTRA

Our expert panel of three interior designers recently shared a variety of ways for bringing luxury into our everyday homes.

Q What is a great way to bring a luxury touch into our everyday homes?

Lisa Kooistra: In my designs, I love working with different applied mouldings

to bring in a luxury feel and to create visual impact. From walls to ceilings, these applied mouldings create a beautiful warmth, character and a sense of grandeur to any interior.

These are perfect for adding to transitional areas, powder bathrooms and ceilings in dining rooms. A contemporary coffered ceiling with different profiles and mouldings can also be very impactful.

If you don’t have the

ceiling height to work with, applied mouldings on a flat ceiling gives that lux detail as well.

Lisa Kooistra is creative director and principal designer for Lisa Kooistra Design. Visit www.lkdesigns.ca

Q Which one new luxury design element or trend that has you the most excited this year?

Kate Davidson: One luxury element I foresee and plan to embrace further into my own design work is more curvaceous designs with softening of angles.

It’s not just furniture — we are seeing curves introduced into custom millwork, cabinetry, tiles and hardware.

It brings an overall softness and subtle movement into interiors that we are excited to see.

Kate Davidson is founder and principal designer of Kate + Co Design based in Oakville, Ont.

Visit kateandcodedesign.com

Q What is your preferred or favourite paint colour and suggest a great place where it can be used?

Patti Wilson: I love introducing colour to elevate the mood and create some drama in interiors. One of my go-to moody charcoal grey colours is Iron Ore (Sherwin Williams). With rich blue/grey undertones, it’s striking when used for kitchen cabinetry, furnishings or on an accent wall. It’s a perfect option when you want something dark but not harsh.

The perfect choice to pair up with this strong, moody colour is cognac-coloured fabrics as well as shades of teal and mauve.

Patti Wilson is principal designer and founder of Patti Wilson Design Inc. based in Newmarket, Ont. Visit pattiwilsondesign.com



Kate Davidson says curved designs add softness to homes.



Patti Wilson says moody colours can create drama.

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