

## Focus on the Ceiling

A room can be completely transformed when you invest in a beautiful ceiling, even without renovating its physical structure.

Sometimes, the only thing a dated home needs is a little TLC with a fresh coat of paint or accessories. You may be surprised to learn how easy it is to create an elegant twist while staying on a budget.

When determining how much help your ceiling needs to be updated or enhanced, make sure to visually inspect the area for damage. Some common types of issues you might notice are water spots from a leaking roof, sagging areas or chipping paint.

If the problems are more than just cosmetic, it's crucial to make repairs before investing to make the ceiling more attractive.

If you notice structural issues, you will be in good hands by hiring a professional contractor to correct the problem. Especially if you are unfamiliar with this type of renovation, you can be putting yourself and home at serious risk.

However, if the integrity of your ceiling is intact, you have many options to consider when updating a room.

### **PAINT OR REPLACE?**

When deciding which route to take in refreshing your ceiling, you should analyze its



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current state. If the covering is in a condition which requires more than a quick paint job, here are some ideas to modernize a dated appearance.

**Bead board:** Working with these planks or tiles is usually easy and can add a modern touch to your room. Typically, it can be installed with mini-

mal tools, such as commercial-grade adhesive and a nail gun. There also are many patterns from which you can choose to add even more customization to your space.

**Drywall:** For a solid ceiling, drywall is a great option. It can be incredibly difficult and dangerous, however, to hang

drywall overhead without the proper tools and helpers. The process of smoothing and sanding also can be tough on an inexperienced contractor. For the best results with this material, it is recommended to hire an expert.

**Beams:** To add even more eye candy to your recently fin-

ished ceiling, consider installing beams to create an elegant and modern visual.

### **COLOR: BOLD OR SAFE?**

The statement you make with an updated ceiling can be bold or neutral. Check out these tips from the experts at Better Home and Gardens before choosing a color.

The general rule of ceiling colors is that a lighter shade makes walls feel higher, while darker feels lower. The latter does not always mean cramped. With the right design, it can make a room feel more intimate.

The type of paint finish you use also is important for creating an attractive picture. Typically, “ceiling paint” is flat, but brush on a satin finish and be prepared for a beautiful reflective sheen.

This type of paint also can draw more attention to flaws, so ensure the surface is smooth before applying.

### **THE RIGHT FIXTURES**

Ceiling fans aren't the only fixture you can use to spruce up the top of an interior room.

Have fun with the design by incorporating chandeliers in dining rooms, suspended LED lights to brighten up an area and even a “fandelier” — a unique fan-chandelier combination that can really set your space apart.



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## REAL ESTATE 101



### Architecture and Value

In 2016, the Appraisal Institute published a book titled “Identifying Residential Architectural Styles” to help appraisers determine how much a home’s architecture affects its value. “American homes can reflect important moments in history as well as the artistry of their designers,” wrote Scott Robinson, president of the Institute, in the book’s foreword, according to a news release. “Architecture can create inspiration and — most importantly for appraisers — influence value.” The book includes a survey of American architects, a summary of building elements and materials, primers on the architectural styles of American homes, and case studies of the sales of architecturally significant homes in the U.S.

## HOMEWISE GLOSSARY

**Rescission:** The cancellation or annulment of a transaction or contract by operation of law or by mutual consent. Borrowers have a right to cancel certain mortgage refinance and home equity transactions within three business days after closing, or for up to three years in certain instances.

SOURCE: Federal Trade Commission

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