HOUSE & HOME

DelChester/Main Line West

Your #1 Resource and Design Magazine

Volume 22, Issue 12

Sequoia Out Back

Everything You Need to Transform Your Outdoor Living Space *page 2*



ASK THE EXPERT



Five Star Contractors

Professional advice on stucco remediation page 13

Yard Work

Advice on how to keep your landscape looking its best this fall

Visit www.HouseMagazine.com to view our Online Design Center

HOUSE & HOME
DelChester/Main Line West
Your #1 Resource and Design Magazine
Volume 22, Issue 12

Architectural Concrete Design

Bringing unmatched expertise and a designer's eye to decorative concrete projects *page 11*



ASK THE EXPERT



Five Star Contractors

Professional advice on stucco remediation page 13

Yard Work

Advice on how to keep your landscape looking its best this fall

Visit www.HouseMagazine.com to view our Online Design Center

HOUSE & HOME

DelChester/Main Line West

Your #1 Resource and Design Magazine

Volume 22, Issue 12

Imperial Marble & Granite

Providing dedicated customer service and exclusive products to more Pennsylvania homeowners *page 29*

ASK THE EXPERT



Five Star Contractors

Professional advice on stucco remediation page 13

Yard Work

Advice on how to keep your landscape looking its best this fall

Visit www.HouseMagazine.com to view our Online Design Center

Bring Old World Elegance to Your Home…

SPECIALISTS IN THE FABRICATION & INSTALLATION OF NATURAL STONE & QUARTZ

Kitchen Countertops | Vanity Tops | Fireplace Surrounds | Bar Tops | Slab Walls



Cambria & Silestone Promotion
Select colors up to 20% off!
Must mention *House & Home* for special pricing.

IMPERIAL
MARBLE & GRANITE

Family Owned and Operated since 2004

QUARTZ COUNTERTOPS STARTING FROM $1,899

Up to 40 sq. ft. installed with 8 free edges to choose from. Exp 10/30/22

BEST of HOUSE & HOME 2021

Buy from the Manufacturer DIRECT and SAVE BIG!
Will beat Big Box Store Estimates

MasterCard VISA

Imperial Marble and Granite, Inc.

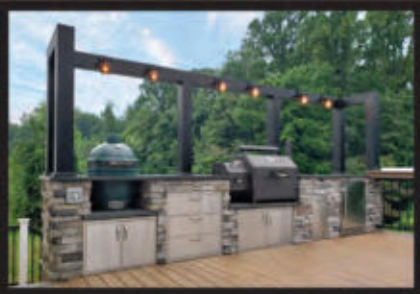
Airport Business Complex
200 Old Tinicum Island Road, Essington, PA 19029

Visit our 4,500 sq. ft. showroom and 25,000 indoor warehouse.
Choose from over 500 slabs of Granite, Marble & Cambria
Call for Your Free Estimate & Design Consultation

610-521-0130 • www.imgstone.net

KEYSTONE
CUSTOM DECKS
An Outdoor Living Company

BRINGING YOUR OUTDOOR LIVING DREAMS TO LIFE



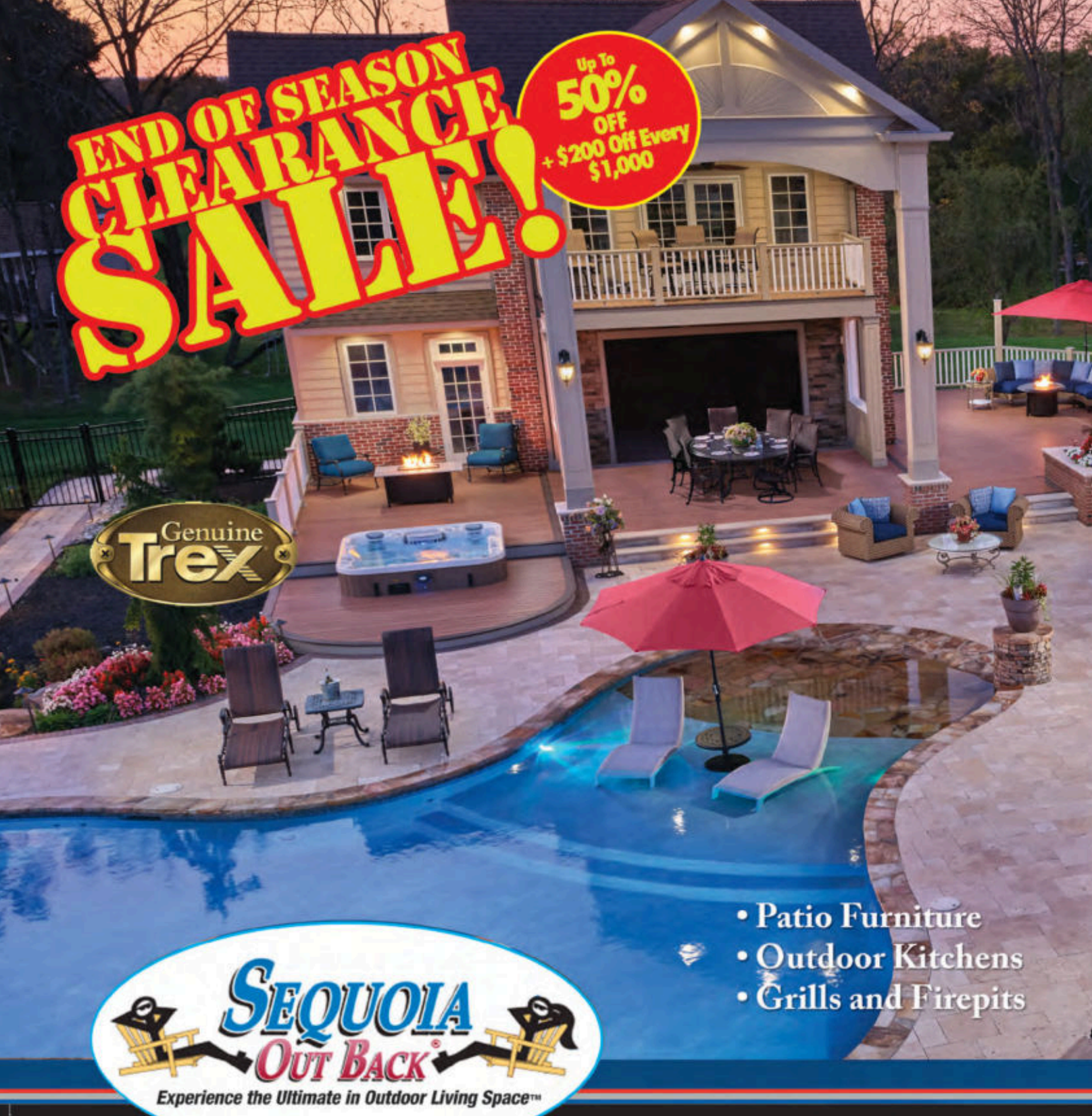
COMPLIMENTARY
ESTIMATE & 3D RENDERING

PA: 717-355-0592

KEYSTONECUSTOMDECKS.COM

158 Toddy Drive, East Earl, PA 17519





TimberTech
Less Work. More Life.

ZURI AZEK WOLF

2420 Bethlehem Pike
(Rt. 309) Hatfield
215-368-(RAIL) 7245
The Most Spectacular Outdoor Living Showroom!



LARGEST SELECTION OF PATIO FURNITURE

AREA'S LARGEST SUPPLIER OF DECKING & RAILING

- Decking and Railing
- Hardscaping
- Windows and Doors

Find us on Facebook

www.decksupplies.com

CLEARANCE SALE

50% Off + $200 Off every $1,000 Purchased

+ Free Delivery select inventory

925 Easton Rd.
(Rt. 611) Warrington

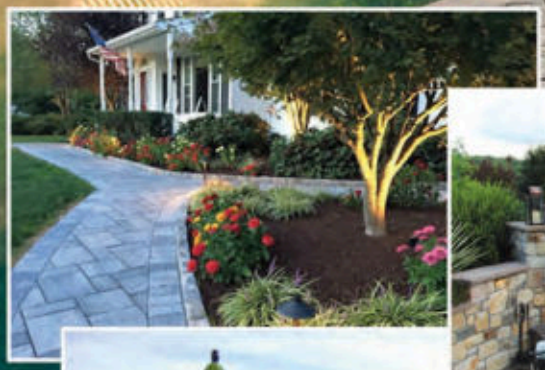
215-918-DECK (3325)

Deck & Railing Showroom Only

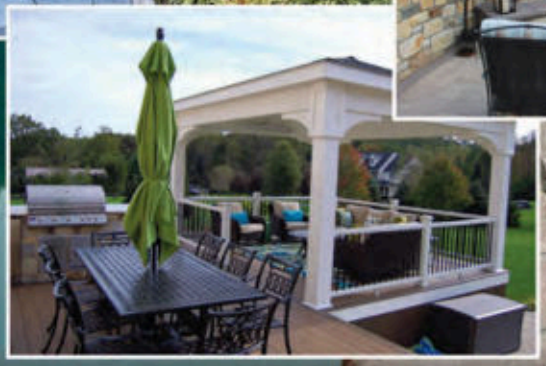
CKC
LANDSCAPING
THOUGHTFUL DESIGNS
EXPERTLY INSTALLED

SERVING DELAWARE, CHESTER, AND MONTGOMERY COUNTIES SINCE 1990

DECKS • PATIO REPAIRS AND CLEANING • PORCH ROOFS • FIRE PLACES
OUTDOOR LIVING • PATIOS • RETAINING WALLS • NIGHT LIGHTING







STUNNING

VOTED BEST LANDSCAPE DESIGN 2015-2021
Call for a free design consulation today

610-436-1810
www.ckclandscapinginc.com
dave@ckclandscapinginc.com

A Plus Rating with The Better Business Bureau

www.ckclandscapinginc.com
PA019320

BEST of HOUSE & HOME 2021

ANATOMY OF THE BEST REPLACEMENT WINDOW

INFINITY from MARVIN
REPLACEMENT WINDOWS

ULTREX FIBERGLASS FRAME IS 8X STRONGER THAN VINYL

UNLIMITED GRID PATTERN OPTIONS
**SDL or GRIDS BETWEEN THE GLASS*



ONE-PIECE TILT-IN HARDWARE
**AVAILABLE IN BRASS, BRONZE & NICKLE*

SMOOTH CORNER KEY
**NO UGLY CORNER SCARS*

LoE3 GLASS PROVIDES YEAR-ROUND COMFORT

2 5/8" FRAME IS 15% THINNER THAN RENEWAL by ANDERSEN

Infinity Fiberglass Windows from Marvin offer Style, Efficiency & a Limited Lifetime Warranty!

15% off

INFINITY FIBERGLASS WINDOWS FROM MARVIN

Minimum 3 windows. Cannot be combined with other offers, existing orders or special financing. 15% off Marvin Windows is for Installed Only.

GLOBAL HOME IMPROVEMENT

Roofing • Windows • Siding • Gutters

Call 866-735-1121 • **FREE ESTIMATES** • **www.globalhomeinc.com**

E&E GENERAL CONTRACTING

Is Your Home Overdue For a Brand New Look?

DIAMOND KOTE® Building Products



BEAUTY

- Rich cedar grain texture or smooth finish
- Longer lengths may reduce seams
- Unmatched consistency for curb appeal

DURABILITY

- Resists hail and impact damage better than fiber cement and vinyl siding
- Stands up to harsh weather in any climate
- Resists damage from termites and fungal decay

WORKABILITY

- Works and cuts like traditional wood
- Requires fewer tools than fiber cement products
- Weighs less, less breakage than fiber cement

THIRTY YEAR 30 NO FADE WARRANTY

DIAMOND KOTE®
30-YEAR NO FADE SIDING

NO PEELING, CHALKING OR FADING

Diamond Kote® leads the industry as the #1 recognized brand of pre-finished LP® Smartside® siding. Feel confident every time you pull in the driveway with our solid color collections backed by a 30-year No Fade Warranty.

Top Quality Exterior Home Improvements
Roofing - Siding - Windows & Doors - Garage Doors & More

Call For A Free Estimate
717-442-4814
EEcontractingLLC.com



contents

11 Breaking the Mold
Architectural Concrete Design brings unmatched expertise and a designer's eye to your decorative concrete projects

13 Ask the Expert
Five Star Contractors

14 Fall for Outdoor Landscaping
Tips from the experts on how to maintain your picturesque landscape through the season

21 Just a Stone's Throw Away
With a new showroom recently opened, Imperial Marble & Granite brings its dedicated customer service and exclusive products to even more homeowners

23 About Face
With modern technology and decades of experience, Let's Face It gives your kitchen a brand-new look without the hassle of a remodel

32 Warding off Winter
Winterizing your home in the fall will help you get ahead of the game and save money, time and aggravation

38 The Heat is On
Now is the time to make sure your heating systems are professionally assessed, maintained or replaced



32

DC

KITCHEN REFACING...
Get A Beautiful Kitchen... Without The High Price Tag!
Save 60% compared to a total new kitchen
Locally Owned Since 1984
Fast & Clean Installations
Keep Any Prior Upgrades
Unique Hardwood Doors
Installations By Employees
LIFETIME WARRANTY!
Let's·Face·It inc.
Beth
Tom
Quality Kitchen Refacing GUARANTEED
"Guild Quality" 96% customer satisfaction
$500 OFF
PLUS Two FREE Rollouts!
With a full kitchen refacing project including new countertop install.
Must present coupon upon initial consultation. Cannot combine with prior contracts or any other offers. Offer expires 10.31.22
Call Today To Schedule Your In Home Consultation
610.696.3600
www.LFIKitchens.com
BIG 50
NARI

Don't Pressure Wash It
VESTA WASH IT!





50% OFF
Exterior Window Wash

If job is booked by 7/31/2022

VestaWash • 484-582-6799

With this coupon. Prior sales excluded. Some restrictions apply. Not valid with other offers or prior services. Expires 10/31/2022. Go To VestaWash.com/Window for Coupons and Details.

Visit VestaWash.com/Window to receive your coupon.

- WE CLEAN ROOFS
- WE CLEAN SIDING
- WE CLEAN STUCCO
- WE CLEAN WINDOWS
- WE ALSO CLEAN

CEDAR, GUTTERS, DECKS PLUS MUCH MORE



VestaWash
ROOF & EXTERIOR CLEANING

Call us or check out our website

484-582-6799

VestaWash.com/Window

HOUSE & HOME

YOUR #1 RESOURCE AND DESIGN MAGAZINE SINCE 1999

housemagazine.com

PUBLISHER
Edward P. McCartney

EDITOR
Peter Proko

ASSISTANT EDITORS
Matt Cosentino, Katie Francis, Madeleine Maccar

CONTRIBUTING WRITER
Amy Kodrich

CREATIVE DIRECTOR
Hank Alspach

PRODUCTION MANAGER
Brian Mikulski

DESIGNERS
Steven Krupinski, Abby Lurty, Lisa Zollinger

ACCOUNTING DIRECTOR
Darlene Versak

SALES DIRECTOR
Lindsay Gonzalez

SALES MANAGER
Jim Romano

NEW BUSINESS DEVELOPER
Chuck McKane

MARKETING CONSULTANTS
Kristine Di Nardo, Rochelle Dodge, Frank Liantonio, Bonnie Remmey, Lori Vorgang, Amy B. Weiss

ACCOUNTANT
Max Haggerty

DIGITAL MEDIA DIRECTOR
Leigh Stuart

PUBLISHER EMERITUS
Bob Doran

EXECUTIVE PARTNERS
Gerry Haggerty, Edward P. McCartney

HOUSE & HOME

HOUSE & HOME Magazine, LLC, dba *HOUSE & HOME ("H&H"). H&H* reserves the right to determine the suitability of all materials submitted for publication and to edit all submitted materials for clarity and space. *H&H* is not responsible for loss, damage or any other injury to unsolicited manuscripts, unsolicited artwork or any other unsolicited materials. Furthermore, *H&H* will assume that unsolicited photographs, as well as ad photographs, are being submitted for possible publication and should they be published, no fee is due the photographer or model unless otherwise agreed upon in advance in writing.

HOUSE & HOME is a news magazine with emphasis on home repair and remodeling. *H&H* does not knowingly accept false or misleading advertising or editorial content, nor does *H&H* or its staff, editors or writers assume responsibility should such advertising or editorial content appear in any publications. Readers are encouraged to notify H&H if they suspect false or misleading advertising.

Before attempting any renovation or repair project mentioned in *H&H*, readers are advised to consult with professional home repair and renovation specialists for assistance, and to take any and all appropriate safety precautions.

HOUSE & HOME has not independently tested any products or services advertised herein and has verified no claims made by its advertisers regarding those services or products. *HOUSE & HOME.* makes no warranties or representations and assumes no liability for any claims regarding those services or products or claims made by advertisers regarding such products or services. Readers are advised to consult with the advertiser and/or other home repair and renovation professionals regarding any such claims and regarding the suitability of an advertiser's products.

No reproduction of printed materials is permitted without the consent of the publisher of *HOUSE & HOME.* Copyright 2012 by *HOUSE & HOME.* Magazine, LLC, all rights reserved. Subscription available for home delivery at our website, www.HouseMagazine.com, at a cost of $19.95 per year.

National Sales Office:
HOUSE & HOME Magazine, LLC
700 E. Main St.
Norristown, PA 19401
Phone: 610-272-3120 Fax: 610-272-2805
Email: info@housemagazine.com

Regional Editions:
Bucks County *HOUSE & HOME* – **PA**
Central Jersey *HOUSE & HOME* – **NJ**
Delaware *HOUSE & HOME* – **DE**
DelChester/Main Line West *HOUSE & HOME* – **PA**
Montco/Main Line East *HOUSE & HOME* – **PA**
Northern Jersey *HOUSE & HOME* – **NJ**
South Jersey *HOUSE & HOME* – **NJ**

Visit www.HouseMagazine.com to view digital versions of each of the above editions.

Find us on Facebook
www.snipr.com/househome

Follow us on twitter
www.twitter.com/housemagazine

NKBA The Kitchen & Bath Professionals

HBA

ASID American Society of Interior Designers INDUSTRY PARTNER

NARI MEMBER

AAF

Get the free mobile app at http://gettag.mobi



Room With A View

Sit Back And Enjoy Your New Deck, Porch or Sunroom





archadeck®

outdoor living

Better Building *by* Design

In America's Most Popular Backyards®

Our Design Consultation is FREE of Charge

Call Us Today!

610-696-3340

www.archadeck.com

PA000081

- **Custom-Designed and Built**
- **Strong Written Warranty**
- **Exotic Hardwoods/ Composites**
- **Screened Porches**

TimberTech®

Serving most of Chester County and Delaware County

BEST of HOUSE & HOME 2021

Book Now & Save $500 Off

(Minimum Order $10,000) Offer Expires on 10-31-2022

Architectural Concrete Design brings unmatched expertise and a designer's eye to your decorative concrete projects.

by **LIZ HUNTER**



Breaking the Mold

Crafting the perfect outdoor space is a careful orchestration combining function with aesthetics. How the space will be used determines every material installed, especially for hardscaping, and it takes an experienced industry veteran to make the best recommendations and to ensure every detail is considered.

One such consideration homeowners should make in the planning stages is the beauty and durability of decorative concrete. The product checks more boxes than you can imagine, including being low-maintenance, cost-effective and able to withstand the elements of the Mid-Atlantic. Not only does it make sense from a functional standpoint, concrete is incredibly versatile, and can mimic nearly any material, such as flagstone, brick, tile, slate, fieldstone, cobblestone and granite pavers—at a much better price.

Working with a product like this and achieving a client's desired results comes down to expertise and technique. It's not as simple as showing up with a concrete truck and pouring a slab. There's a finesse to it, and one company in particular has built its reputation on exceeding expectations in the industry of decorative concrete: Architectural Concrete Design (ACD).

Founded in 1993 by Christopher McMahon, ACD has been the go-to company for major projects, from the Pennsylvania Turnpike, Philadelphia casinos and Longwood Gardens, to malls, schools, multi-family housing developments and more. Their ability to handle projects of this size and scale truly sets ACD apart in the residential space.



Clients have access to a comprehensive team that includes designers, foremen with over 100 years of collective experience and office staff dedicated to the process. Steve Abel recently joined the company as vice president of business operations and says the diverse backgrounds of the team members contribute to the customer experience.

"We have an eclectic team like myself who comes from a commercial banking background. We have designers with experience in interior architectural design and landscape architecture. We all bring a unique approach to the industry and our customers," Abel says. "We are obsessing about the customer experience. When customers call us, they can reach the right people on the phone.

"That has contributed to our high referral rate. Our installers are the best in the business and if and when an issue arises, we're there to handle it."

From the initial design to installation, there are quality checks in place to ensure a customer has the most functional design for the space, he continues. "Not only are our designers looking out for any potential concerns in the process, but the installers have 25 years' experience and have seen nearly every imaginable circumstance. They are the final layer to make sure nothing was missed," Abel says.

Concrete is unique in the sense that it can truly go as far as an installer can take it. "There is a wide range of approaches to making concrete look decorative, from applying stains and dyes, to using color hardeners, or coloring the concrete integrally. When done correctly, these various techniques can allow for concrete to stand out as a showpiece or incorporate surrounding colors and textures into the slab to complement existing stone, stucco or siding. The materials have certainly advanced over the years which makes the design possibilities even more expansive," says Abel.

"However, we truly believe the real secret sauce is the expertise of the installers," he continues.

It's something clients notice as well, including Bob Nonemaker, founder of OuterSpaces Inc., a high-end landscape architect. "Concrete is one of those things where if everything doesn't go right, it can end up really wrong, but with ACD, it's like a ballet for them," he says. "They know exactly what they're doing and they have tremendous productivity. It's pretty much impossible to find a flaw. They're just really good at what they do."

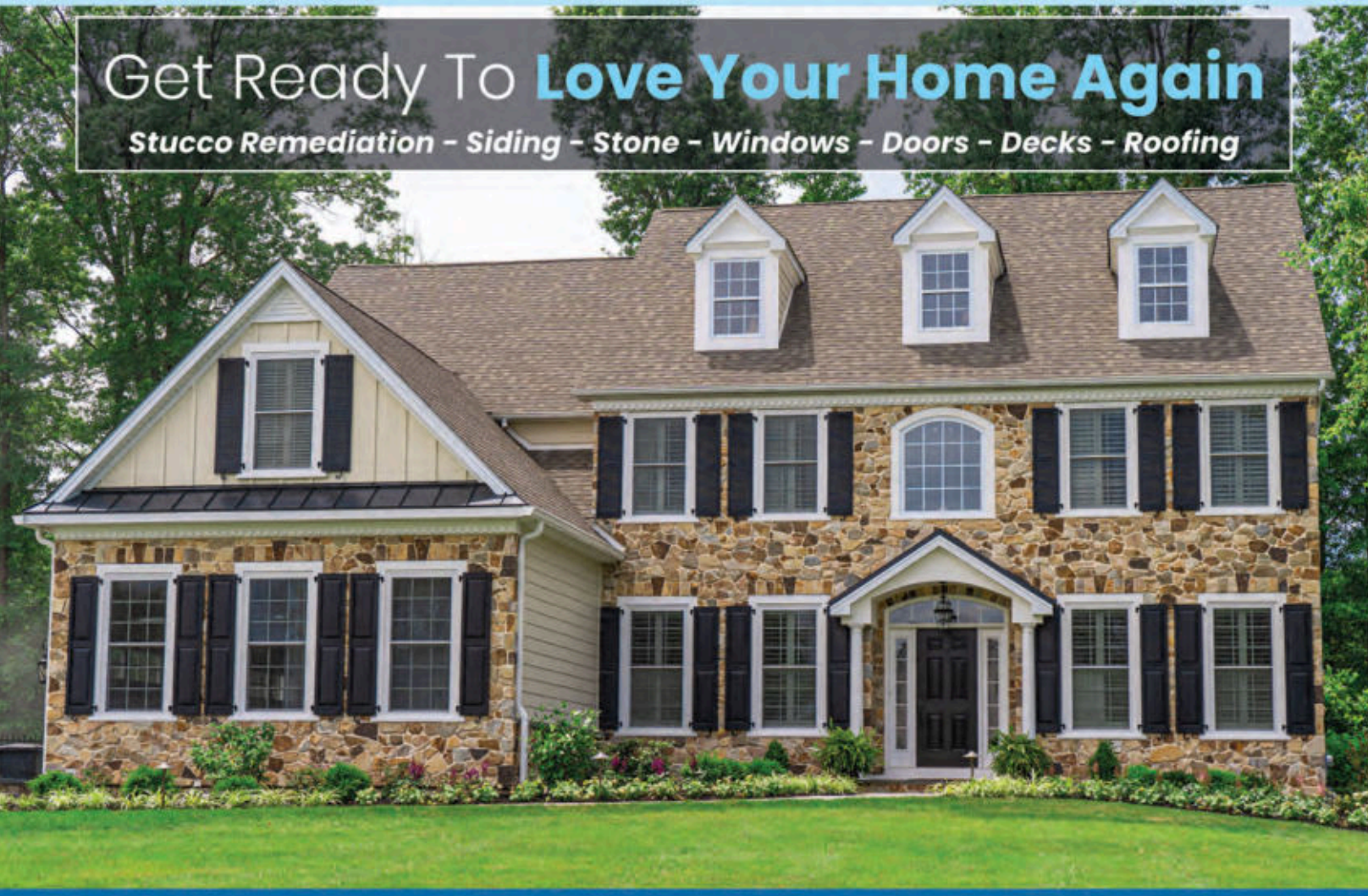
Abel says, in the residential space, the appeal and practicality of decorative concrete comes down to quality, value and maintenance. "It's the perfect low-maintenance complement to a well-manicured home. Time is scarcer than ever, and our customers continuously find the maintenance of natural stone to be either cost prohibitive or time consuming. This makes decorative concrete the perfect material for them."

With summer approaching, another benefit to using ACD is that their product is readily available. "Unfortunately, due to global supply chain issues you will find pavers and natural stone difficult to come by these days. Prices change monthly and the availability of the product seems to change by the minute. We have found ourselves insulated from most of these issues," Abel says. "We work with several suppliers in our service area who have moved mountains to keep their product available. This enables us to be there for our clients, which in today's market is very appealing." **H&H**

NARI Remodeling Done Right. MEMBER

2021 & 2022 Contractor Of The Year Award Winner

Stucco Remediation based on Building Science



"Five Star did a total exterior renovation of our home including replacing our stucco with Hardie Board, new Andersen window and doors and new garage doors. ***We couldn't be happier.*** They delivered slightly ahead of schedule and were extremely responsive and professional. We highly recommend them!" - Joan B

FIVE STAR CONTRACTORS, INC.

Contact us to begin your Five Star Journey!

(610) 827-1797

sales@fivestarcontractors.com

www.fivestarcontractors.com

ELITE PREFERRED CONTRACTOR ALLIANCE

GUILDQUALITY MEMBER

BBB ACCREDITED BUSINESS

CERTIFIED NARI PROFESSIONAL

CERTIFIED ANDERSEN CONTRACTOR

MARVIN AUTHORIZED REPLACEMENT CONTRACTOR MARVIN

ask the expert
by Amy Kodrich

Five Star Contractors

AS MOST HOME IMPROVEMENT PROJECTS ARE PLANNED AND EXPECTED, STUCCO REMEDIATION OFTEN COMES AS A SURPRISE TO HOMEOWNERS. IN MANY CASES, A HOME WITH STUCCO CLADDING MAY BE EXPERIENCING SIGNIFICANT PROBLEMS AND IT IS OF UTMOST IMPORTANCE TO PARTNER WITH A BUILDING SCIENCE EXPERT TO PROPERLY REMEDIATE THE HOME.

With this in mind, Five Star Contractors sought out an opportunity to partner with the country's top building science experts. A benefit of this partnership is a unique understanding of the exterior envelope in its entirety, and how building science's best practices properly integrate into a successful remodeling project.

To execute this strategy, a workforce of experienced, well-trained remediation specialists is required to implement these details successfully.

Above all, a commitment to excellence and the highest moral standard is the foundation of the success of Five Star Contractors, and is the reason for a lifetime partnership with its clients and their homes.

House & Home magazine spoke with President Michal Zelubowski to get a better understanding of stucco remediation and what customers need to consider.

WHAT IS THE TRUE DEFINITION OF STUCCO REMEDIATION?



Michal Zelubowski, President

A common misconception among uninformed homeowners is that stucco remediation is simply replacing stucco cladding with another cladding. This couldn't be further from the truth, as stucco remediation is a full-scale, multi-trade process of repairing underlying damage, and then rebuilding the entire exterior building envelope of the home based on building science best practices.

WHY IS THERE A PROBLEM WITH STUCCO HOMES?

While stucco problems occur for multiple reasons, the issues are moisture related. Problems with stucco are also more prevalent in areas of the country with high humidity and rainfall.

- Since stucco is a very porous material, most stucco problems have to do with trapped moisture.
- In addition, improper window installation and lack of proper flashing around fenestrations allow water into the wall system.
- While easy to blame builders, the truth is that U.S. building codes always trail best building practices. This leads to another issue with unintended consequences of the energy-efficiency movement with insulating walls and air tide construction without redesigning other components of the home.



SHOULD WINDOWS, DECKS, PATIOS AND OTHER EXTERIOR COMPONENTS BE INCLUDED IN REMEDIATION?

Yes, a comprehensive approach and understanding of how these components work together is precisely what separates Five Star Contractors from most exterior remodelers. These must all work together in harmony, as the connection between components is always the weakest and most critical point.

HOW MUCH DOES STUCCO REMEDIATION COST?

It is only natural to want to know the price of an offered service, and I wish there was an easy answer. Unfortunately, without full context and understanding, there is no simple answer to the question. Most homes that are 3500-4500sqft can be remediated in 100-200K range. With that said, the cost of Five Star projects range anywhere from 100K to 300K+. The reason for this is that many homeowners take advantage of this opportunity to not only fix their home, but to re-imagine their home the way they see fit. What a great time to upgrade windows and doors, replace decks, add hardscaping like patios and sidewalks, or any other features that they might have dreamed of.

HOW DOES A HOMEOWNER SELECT A CONTRACTOR FOR A REMEDIATION PROJECT?

Above anything else, this will be the most important decision a homeowner will make. Their sole responsibility is to find and select a partner with unparalleled building science best practices expertise. While it is most exciting to focus on design features, we must never forget why the problem happened in the first place. The homeowner must not fall for sales and marketing tactics, and must find a true construction expert of the highest level. Industry leaders such as architects and inspectors can be valuable sources of reference. Still, to make a proper decision, the homeowner must invest the time with the expert to truly understand the problem and find a suitable solution. H&H





FALL

For Outdoor Landscaping





Contrary to popular belief, fall is the most critical time to tend to your outdoor landscape.

SCHOOL IS BACK IN SESSION, THE HOLIDAYS ARE COMING UP AND FOOTBALL IS JUST ABOUT THE ONLY THING ANYONE IS TALKING ABOUT. ALL OF THESE ARE TELLTALE SIGNS THAT SUMMER IS OVER, AND FALL HAS OFFICIALLY ARRIVED. HOWEVER, THE BIGGEST CHANGE IS UNDOUBTEDLY THE DRASTIC TEMPERATURE DROP, WHICH CAN HAVE HUGE AND POTENTIALLY DEVASTATING IMPACTS ON OUTDOOR PLANTS, INCLUDING BUSHES, TREES, FLOWERS AND GRASSES. *HOUSE & HOME* ASKED THE EXPERTS IN LANDSCAPING HOW TO PREPARE YOUR OUTDOOR GREENERY FOR THE ROUTINE SEASONAL SHIFT.



LAWN AND PLANT MAINTENANCE

Typically, the largest and most important part of any property is the lawn. Having the greenest, most well-manicured yard on the block is a suburban family's dream, but most struggle to maintain their healthy, luscious grass when the weather gets cooler.

According to Rich Cording Sr., the owner of CLC Landscape Design, there are certain measures to take to ensure your lawn's health through the fall.

He says that thatching, core aerating, fertilizing, seeding and lining are the most important lawn care jobs to get done in the early months of fall. Of course, with the weather changing, the year-round needs of the grass itself begin to change, including watering and mowing your lawn.

"You should cut it right up to Thanksgiving," Cording says. "And you should still keep it watered so that it gets to at least an inch to an inch and a half per week. We are in a drought, so watering now is critical because the roots are going to try to grow

BY KATIE FRANCIS



> ***As things die back, prune them off because then all the energy goes into the roots of the plants, perennials, bushes and trees."***
>
> —George Mihalchick, owner of Ponds by George

FALL

For Outdoor Landscaping

deep during September and October."

As for other plants, there's a fine line between a healthy haircut and completely destroying the greenery.

Cording and George Mihalchick, owner of Ponds by George, agree that cutting off dead growth is beneficial to plants at any time of the year.

"As things die back, prune them off," says Mihalchick. "Because then all the energy goes into the roots of the plants, perennials, bushes and trees."

But be warned: Too much pruning can be detrimental to your greenery.

"You want to prune dead growth off because dead growth on a plant can be harmful to the rest of the plant," Chris DeMato, owner of Rock Bottom Landscaping & Fencing, says. "But you don't want to do any significant pruning as this can weaken a plant and, going into the winter season, that's not such a good idea." According to DeMato, pruning stimulates new growth, which would juxtapose and delay the natural dormancy process that plants go through as the temperature gets colder.

DeMato also stressed the importance of maintaining a clean lawn, free of any fallen leaves, as they could easily kill the grass beneath them.

"It's very important throughout the fall season to keep the leaves off the lawn. People tend to wait until a lot of the leaves fall to clean them and that's a big mistake that can really do damage to your lawn. The weight of the leaves and then matting down on the lawn can kill the lawn," DeMato explains.

THE BENEFITS OF MULCHING

A common theme throughout all of the experts' advice is the importance of mulching, especially this time of year. Freshly mulched beds not only increase the aesthetic of an outdoor property but also provide insulation for the plants growing in them.

"Mulch your beds, clean out your beds," Cording says. "Mulch is important. Not only does it make the beds look nice and give you some curb appeal, but it also insulates the roots over the winter. It holds down winds, and it also holds in moisture."

Cording also says that, because of the late-summer drought, plant roots are going to grow deeper through September and October, making mulching that much more important.



ARTIFICIAL GRASS
TURF WAREHOUSE



BRAND NEW GRASS
Nothing is Used

$250 OFF*
500-999 sq ft installed
*Minimum job 500 sq ft. With coupon only. Must be presented at time of estimate. Pricing only includes standard prep and installation. Expires 11.30.22

STOP MUDDY PAWS IN THEIR TRACKS!

Artificial grass that's so realistic your dog won't even know the difference. Artificial Grass Turf Warehouse provides the highest quality synthetic grass, with time and money-saving benefits that lets you take back your weekend. No more watering or maintenance!

RESIDENTIAL & COMMERCIAL

- ★ Pet & Kid Safe
- ★ Easy Cleaning
- ★ No More Mowing
- ★ Environmentally Friendly
- ★ Long Lasting
- ★ Reduces Water Bills

Our installation prices are $8-$12 per sq ft. including turf, prep work and installation. 10 styles to choose from and we can send an estimator to your home to give you a free estimate and show you samples of the different styles.

$500 OFF**
1000 sq ft & up installed
**Minimum job 1000 sq ft. With coupon only. Must be presented at time of estimate. Pricing only includes standard prep and installation. Expires 11.30.22

Visit Us for Factory Direct DIY Prices and Installation

Stop by today to see our many styles, including our most popular Imperial Prime and Imperial K9!

And visit our website to see our completed jobs and learn more!

ArtificialGrassTurfWarehouse.com
(610) 982-7805



FALL

For Outdoor Landscaping



"To me, it's like a no-brainer. Everybody should be mulching their beds before the winter."

WHAT TO PLANT

There are countless beautiful plants that thrive in the crisp months of fall, including perennials that change colors as the temperature shifts and annuals that bloom just in time for the fall festivities.

Mihalchick recommends both the burning bush and the itea shrub to use as foundation pieces for a colorful autumn oasis.

"The burning bush and itea will start turning a brilliant shade of fire-engine red," Mihalchick says. "They're bushes that will give you a big 'wow' factor. As everything else is starting to drop its leaves, those bushes turn red just before they drop and they're stunning."

He also recommends cabbage and kale, two common annuals that are staples to fall landscaping and gardening, and a variety of different ornamental grasses that provide different colors throughout the year.

DeMato says that chrysanthemums, more commonly known as mums, are another fall favorite that are perfect for adding color to multiple different areas of your outdoor scape.

"Most [mums] in the garden centers will have an assortment of colors. Most people put them out on their porches but you can certainly plant them for full color as well," DeMato says. He also recommends honeysuckle, which is mildly fragrant, attracts hummingbirds, and has red berries in the fall to provide a bright contrast against its green leaves.

And fortunately, there is no better time than autumn for planting.

Cording says that greenery planted in the fall has a higher success rate than anything planted in the spring because of their root growth.

"If you plant one now versus in early spring, it's going to send its roots now. And then the dormancy of winter is less of a shock than the heat of the summer, and they actually survive very well over the winter. But then as soon as the ground warms up in late February or early March, these plants are ready to grow," Cording explains. "They're going to exceed anything planted in the spring in terms of root growth.

"You get a lot of dew forming on the ground [in the fall], which makes it good for lawns, but what that does to a plant is it stimulates root growth. So just that weather cycle of cold nights and warm days, it's telling the plant 'OK, winter's coming. Here, let me grow some roots down deeper.' So the lawn and the shrubs tend to grow their roots more in the fall in preparation for winter."

Regardless of how you decide to decorate your outdoor space for autumn, whether it be ornamental grasses, traditional mums or both, yard maintenance in the fall is just as important, if not more so, than any other time of year. H&H

RESOURCES

CLC Landscape Design
Ringwood, N.J.
(973) 839-6026
CLCDesign.com

Ponds by George
Southhampton, Pa.
(215) 396-7500
PondsByGeorge.com

Rock Bottom Landscaping & Fencing
Serving New Jersey
and Bucks County, Pa.
(732) 873-6780
RockBottomLandscaping.net

COMMERCIAL & INDUSTRIAL COATINGS AVAILABLE

APEX CONCRETE COATING SOLUTIONS

WE'VE GOT YOUR FLOORS COVERED!

• 4X STRONGER THAN EPOXY • EASY TO KEEP CLEAN • WILL NOT CHIP OR PEEL
• 100% ANTIBACTERIAL, ANTIMICROBIAL AND EASY ON THE FEET

GARAGE, PATIOS, BASEMENTS, LAUNDRY ROOMS, POOLDECKS

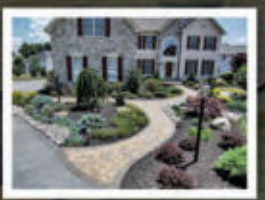
ONE DAY GARAGE FLOORS

Call for a No Obligation Free Quote (302) 993-6716

apexconcretecoatingsolutions.com | www.facebook.com/Apex-Concrete-Coating-Solutions

FIRST IMPRESSIONS ARE EVERYTHING.





COMPREHENSIVE DESIGN
FULL- SERVICE LANDSCAPE AND HARDSCAPE
CUSTOM MASONRY
OUTDOOR LIGHTING

BEST of HOUSE & HOME 2021

(484) 804-3818
www.CustomPatiosLLC.com
FREE estimates • FREE consultation
Call now to schedule your staycation project PA 020170

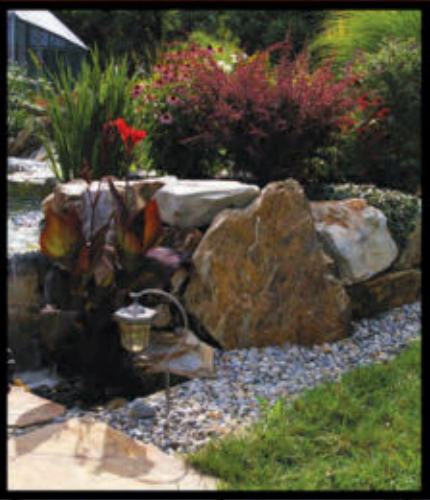
CUSTOM PATIOS DISTINCTIVE
OUTDOOR LIVING

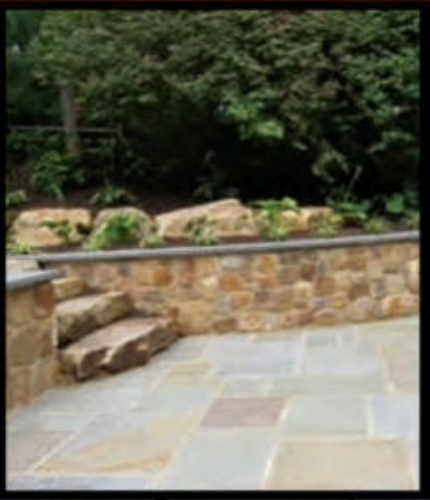
BRANDYWINE QUARRY, INC.



NATURAL BEAUTY OF REAL STONE









PA: 610.857.4200

brandywinequarry.com

151 N. Church Street,
Parkesburg, PA 19365

brandywinequarry@verizon.net

- Natural Thin Stone Veneer
- Boulders
- Bluestone Flagging
- Decorative Gravels



Home Trimwork™

Making Your Home "A Model Home"

BEST of HOUSE & HOME 2021

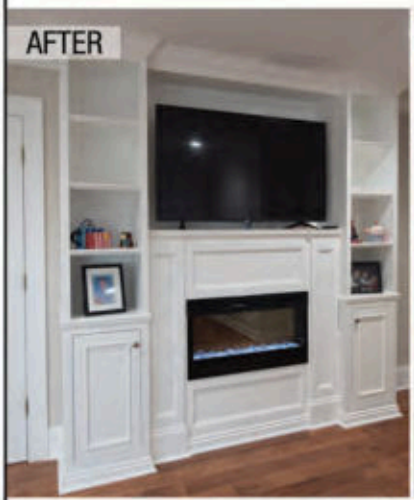
You Deserve The Best

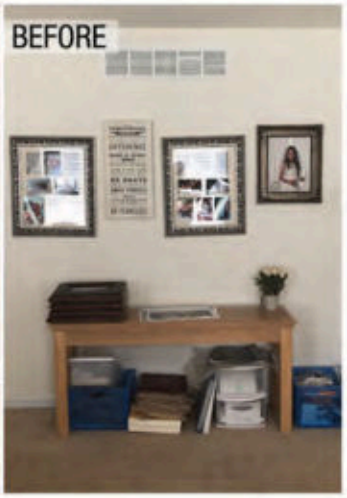


Limited time offer!
5% Discount coupon for any project.
18 Months 0% financing available.

Crown Molding • Wainscot • Archways
Window Molding • Picture Frames
Raised Panels • Fireplace Mantels
Bookcases • Stairs • Iron Balusters
Wood Floors • Interior Painting
And More!







FREE DESIGN CONSULTATION!

Home Trimwork™

Making Your Home "A Model Home"

610.287.1100

www.hometrimwork.com

Financing Available.
No Interest For 18 Months!

#NJ:13VH05107600 PA: 003315 DE: 2006203461


SPEND MORE TIME WITH FRIENDS & FAMILY
SPECIALIZING IN DECKS, PORCHES, & PERGOLAS SINCE 2003
DECKS R US LLC
717-407-5623
DECKSRUSLLC.COM
AZEK PA010638


Make your leaky basement & crawlspace happy again... and you too!
58
Basement Waterproofing
Foundation Repair
Crawlspace Encapsulation
Mold Removal
★Voted best in Mid-Atlantic★
Torch AWARDS for Ethics
2022 WINNER
Save Up To $500
Money-back guarantee**
True lifetime warranty
Thousands of happy customers
Quality products and honest methods
'58 FOUNDATIONS
GET A FREE QUOTE › (610) 822-9849 › 58Foundations.com

H&H SHOWCASE

by Liz Hunter

Let's Face It (A HomeTech Company)
1013 N. Bethlehem Pike | Lower Gwynedd, Pa.
(215) 343-2600 | LFIKitchens.com

About-Face

With modern technology and decades of experience, Let's Face It gives your kitchen a brand-new look without the hassle of a remodel.

After many years of living in the same home, it becomes easier to spot the areas where we'd like to have a fresh look. The furniture could be updated now that the kids aren't climbing all over it, the carpet could be pulled up in favor of hardwood and especially in the kitchen, where we spend so much of our time, the cabinets have seen better days.

However, the prospect of a full kitchen remodel often causes people to delay that update. Between the permitting, the disruption of your family's daily life and the length of time, it's not very convenient—not to mention the cost.

Cabinet refacing is a cleaner and more organized approach to remodeling—an alternative that more homeowners are embracing. Let's Face It, established in 1984, is the oldest cabinet refacing company in Southeastern Pennsylvania and has continually developed modern, state-of-the-art technology and design to reface and enhance an outdated kitchen for 60 percent less than a full remodel, and often in as little as five days. Locally owned and operated by David Cerami, CKBR, Let's Face It (LFI) has worked with thousands of homeowners and is nationally recognized as a pioneer in the cabinet refacing industry.

"Our projects are professionally designed, engineered and installed by our own highly skilled employees," says LFI Senior Designer Beth Soldswisch.

A consultation with homeowners will include the clients' ideas being heard, as well as the designer presenting options that will bring those ideas to life. "We want to look at the rooms that are adjacent to the kitchen, especially if it's an open concept floor plan, and suggest something complementary so the space will flow," Soldswisch says.

Using your existing cabinet framework (if structurally sound,) LFI replaces the doors and drawer fronts with designer-quality products. LFI covers the cabinet boxes with matching veneers and panels and the company's environmentally friendly process uses low-odor, non-toxic, EPA-regulated water-based adhesives.



"We can do design changes in the room that other companies can't."
—Beth Soldswisch, *LFI Senior Designer*

Clients can choose any style door in an almost unlimited range of materials. Shaker, modern and minimalist or traditional are all options. Stained genuine woods like walnut are gaining in popularity. LFI also offers durable painted products in a wide range of colors with custom colors also being available.

"The industry is heading toward products that are more durable, longer-lasting and easy to clean, especially for homes with children," Soldswisch continues. For this look, LFI offers the highly popular 3DL finish, which is chip resistant and cleans with soap and water. "3DL finish is considered identical to a painted design and is also offered in a contemporary or primitive wood grain, available in classic Shaker, raised panel traditional and the European modern total-flat panel," she says.

LFI can take the cabinets a step further than others in this industry thanks to its full-service local wood shop. Homeowners can add custom cabinets, unique islands and tall pantries to their kitchen at a reasonable price. "We can do design changes in the room that other companies can't. LFI frequently removes outdated built-in desks and replaces them with base cabinets for additional storage and counter space. Another great option is using that area for a beverage station with a built-in wine fridge. We can create a built-in frame around the refrigerator for a custom look. Other modifications include changing base cabinets with doors to sturdy pot drawers, putting microwaves in islands and installing matching floating shelves," Soldswisch says.

LFI is not limited to cabinets and many homeowners prefer the simplicity of its one-stop shop offerings. Clients may choose to add a new countertop as well, such as quartz or granite, and both products are now offered with lifetime sealers, in addition to tile and glass backsplashes with high-performance, factory-sealed grouts.

LFI also has licensed mechanical contractors, electricians and plumbers on staff. "Nearly everyone gets our LED under-wall cabinet strip lighting which is longer-lasting and 80 percent less costly to use than incandescent lighting," notes Soldswisch.

On completion, projects are certified with a lifetime cabinet refacing warranty. "Imagine, today, being able to hire a remodeling professional and at the end of the project you are given a lifetime warranty on both the labor and materials. This is not offered by any other company," Soldswisch says.

LFI maintains a stellar reputation in the industry, with a 97.8 percent Guild Quality performance rating—one of the highest grades in the industry—and has been recognized with several Best of House & Home awards. H&H

kitchentune·up®

Dream Big! Get the storage you need ... in a Kitchen you love!



Call for a FREE CONSULTATION

484.435.7430
kitchentuneupmainline.com

Locally owned & operated by Jeff & Penny Toren

VISIT OUR SHOWROOM
359 E. Lincoln Hwy.
Exton, PA 19341

Qualified Remodeler 500

©2021 HFC KTU LLC. All Rights Reserved.
Kitchen Tune-Up is a trademark of HFC KTU LLC and a Home Franchise Concepts Brand.

Cabinet Painting • Custom Cabinets • Cabinet Refacing & Redooring • 1 Day Tune-Up • And More

CONESTOGA STONE
Landscape Supply Store

We are dedicated to provide top quality landscape supply materials and products.

"We leave no stone unturned to serve our customers."

We deliver anywhere, any product, no minimum





1101 Ridge Road, Pottstown, PA 19465
610.656.6466 • ConestogaStone.com

Imagine your home, totally organized!

Custom Closets • Garage Cabinets • Home Offices • Pantries • Laundries and Hobby Rooms



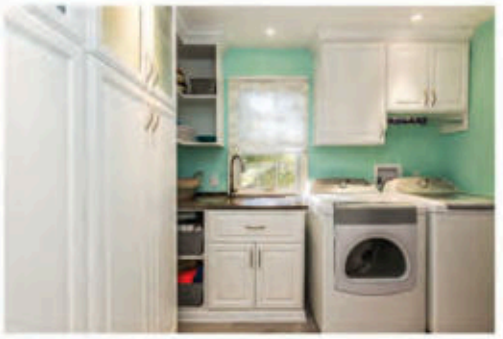
SPECIAL FINANCING!
for 18 Months!

With approved credit. Call or ask your Designer for details. Not available in all areas.

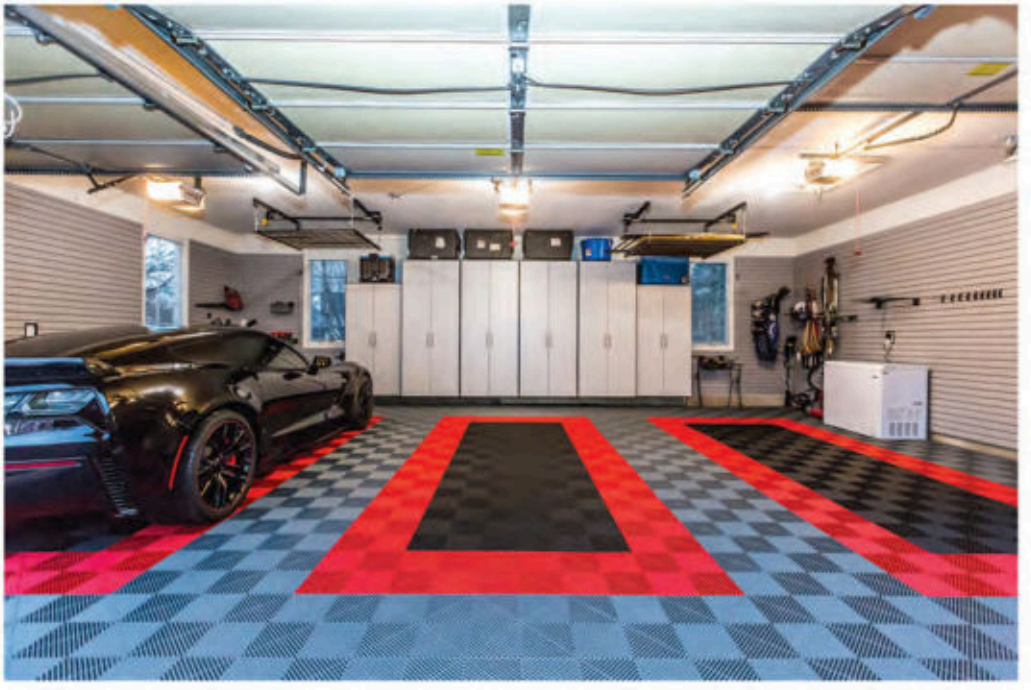
40% off
orders of $1,000 or more,
30% off orders of $700 or more

EXTRA 15% off

FREE INSTALLATION
on orders of $500 or more







Call for a free in home design consultation and estimate

866-278-8881 HH

www.closetsbydesign.com Follow us

BEST of HOUSE & HOME 2020

Closets byDesign

Credit Cards Accepted Licensed and Insured (GC/HIC)
SE Penn: #PA002447 & OE 16-6009 170

THINGS ARE A LOT LESS SCARY WHEN YOU'VE GOT POWER



NEVER LOSE POWER AGAIN



$2,000 OFF

ANY FULL-SIZE 22 KW IN-STOCK GENERATOR

Redeem Voucher Through 12/31/22

MUST PRESENT THIS AD IN STORE *

VISIT US ONLINE TODAY AT
COLONIALGENERATORS.COM

COLONIAL GENERATORS



BRING YOUR SENSE OF STYLE OUT IN THE OPEN

Plan Your OUTDOOR Project Now!
Mention House & Home for Spring Special Pricing

Servicing Fine Homes since 1979

Design ▸ Build ▸ Install

Hardscaping
Patios-Walls-Walks
Planting
Custom Design & Installation
Ponds
Custom Maintenance
Outdoor Lighting
Call for a free consultation







SCHNATZ & ROHRER LANDSCAPING, INC.

PA065185 | Established 1979

Schnatz & Rohrer Landscaping
610.696.5108
schnatzandrohrer@verizon.net
schnatzandrohrerlandscaping.com

References available | Michael Schnatz- B.S. Ornamental Horticulture

Like us on facebook

Enjoy Our Experienced & Skilled Workmanship

Mainline OUTDOOR LIVING

717-858-2425
1803 Horseshoe Pike
Honey Brook, PA 19344





Call or visit our retail location Monday thru Saturday
info@mainlineoutdoorliving.com

Sheds • Garages • Pool Houses • Chicken Coops • Kennels • Poly Furniture • & More!

EXPERT ROOFING



FALL SPECIAL
$500 OFF
ANY RE-ROOF OVER $10,000

GUARANTEE BEST PRICE GUARANTEE

ANY RE-ROOF OVER **$10,000**
NOT TO BE COMBINED WITH ANY OTHER OFFERS. ONE PER CUSTOMER.

WHY CHOOSE US

At Expert Roofing, our contractors have been helping homeowners and business owners create beautiful establishments for over 20 years. We are a family-owned and operated business specializing in roofing in New Jersey, Pennsylvania and Delaware. Our skilled, professional team provides high-quality, specialized services performed by GAF Master Elite® Roofing Contractors.





WE DO IT ALL

GAF CERTIFIED ROOFER

- New Roofs
- Flat Roofs
- Asphalt Shingle Roofing
- Structural Repair
- Tear Off and Roof Replacement
- Commercial Roofing

FREE QUOTE: 833-329-0912

ExpertRoofingCompany.com | ExpertRoofing15@gmail.com

NJ License#: 13VH11402500 | PA License#: PA163248



Just a Stone's Throw Away

Debuting a West Chester showroom earlier this year has helped **Imperial Marble & Granite** bring its dedicated customer service and exclusive products to even more Pennsylvania homeowners.

by **Madeleine Maccar**

Since 2004, Imperial Marble & Granite has been working with clients from all over eastern Pennsylvania to design, fabricate and install uniquely stunning natural stone and quartz furnishings, from residential kitchens and bathrooms to retail establishments' reception spaces and dining areas.

But owner Albert Kzelian noticed a worrisome decline in clients from Exton, Malvern, King of Prussia, West Chester and other areas for whom Imperial's Essington location was just a little too far away.

So, just like with every job Imperial puts its name on, Kzelian came up with a solution that prioritizes his customers' needs: establishing a showroom closer to them.

"I said, 'OK, if you guys don't want to come to us, we'll come to you,'" he begins. "An opportunity came up at this location in West Chester and I could not resist. We built a 4,000-square-foot, beautiful showroom, and it's right on West Chester Pike."

The result was a wide-open, thoughtfully designed space. Open since April, that West Chester showroom is already a resoundingly well-received success.

"All of our wholesalers, all of our dealers that we do a lot of business with, they just love it," Kzelian says. "Sixty percent of our clients who walk into the facility purchase from us, which is really good feedback."

One of the most striking features of the Imperial showroom is that there are no tiny samples trying to approximate the full extent of all the colors and natural beauty that exist in one piece of marble or granite: The entire slab is available for client scrutiny, which Kzelian says is crucial in helping them fully assess a stone they're considering for their home.

"The sample certainly doesn't justify what the slab looks like," he explains. "The slabs have so many variations that a sample that's just six or 12 inches isn't going to tell you about the entire piece because that piece has gold, gray, white, beige, all these different colors that a sample can't show you. So when the customer sees the whole entire piece, they're like, 'Oh my God, this is beautiful!' or 'Wow, this is not what I was expecting, it's too busy.'"

But the showroom, Kzelian points out, "is not just for countertops." It's also where you can find an array of ceramic and marble tile, vanities, faucets and sinks, knobs, kitchen cabinetry, lighting and even sound systems. Imperial also outsources appliances so "we can give everything to the customer looking for a complete kitchen."

"We have a variety of different things," Kzelian says. "A homeowner could come in and purchase pretty much everything for every room all at once."

The Imperial team stays on top of current trends and client-demographic preferences—Kzelian notes that customers under 40 tend to gravitate to the manmade quartz but those 40 and older still prefer more natural stone like granite and marble, while neutral colors are staging a comeback in demand across the board—that guide their offerings.

And for much of those in-stock options, Kzelian adds that Imperial is the only place in the state where they can be purchased. "There are specific products or colors that we're the exclusive dealers of in Pennsylvania. Nobody else carries them or has them."

While the West Chester showroom gives clients a chance to get an up-close, hands-on look at all the pieces Imperial has in stock, one of the biggest advantages to them is the cost savings that comes with making a purchase directly with Imperial.

"They're buying direct from the manufacturer: It's not like going to Home Depot or Lowe's, who has to outsource to somebody else—we are the somebody else," says Kzelian. "They're going to save at least 15% with us versus any big-box store that sells countertops."

But what really differentiates Imperial from the rest is the kind of dedicated, attentive client support that drove Kzelian to open up a showroom to better assist his customers in the first place.

"Customer service is No. 1, No. 2 is craftsmanship and No.3—which is the most important thing—is turnaround," he says. "From template to install, it's a 10-day turnaround.We have the technology and machinery to back us up. Everything is done by digital measurements and laser measurements, so that helps us make things more precise and accurate."

It is that determination to deliver high-quality, skilled and minimally intrusive work to clients that Kzelian believes will ensure that Imperial keeps growing so it can keep finding new ways to ensure all their clients' needs are met.

"We started out in 2004 with six employees and now have 43," says Kzelian. "Our second location is helping us to continue helping clients with a warehouse experience that has all the beautiful lights and design of a showroom." **H&H**



Imperial Marble & Granite

Main location: 200 Old Tinicum Island Road, H Complex, Essington, Pa. (610) 521-0130

Showroom: 1311 West Chester Pike, West Chester, Pa. (610) 738-5277 | **IMGStone.net**

Nina Lea Photography


FSBD
FIRSTSTATE
BUILDING&DESIGN
Decks - Porches - Sunrooms - Patios - Outdoor Living
302.246.7464
Visit Our Showroom! 258 Wilmington Pike, Chadds Ford, PA 19317
www.FSBD.co


Our family has been helping families since 1990.
DILWORTH'S
CUSTOM DESIGN
The Dilworth's Custom Design family has been collaborating with families like yours since 1990.
From thoughtful, experienced design and clean, careful demolition, to the amazing completion of your dream kitchen and bath, our team does it all. We invite you to call us today to schedule a complimentary design consultation in your home.
CONCEPT TO COMPLETION
KITCHEN and BATH
DREAM BUILDS.
DilworthsCustomDesign.com
Phone (610) 917-9119
Serving Chester and Montgomery Counties
BBB

CRUSHED STONE SHOWERS

By Home Smart Industries



CALL TODAY FOR OUR BIGGEST DISCOUNTS OF THE YEAR!

$1,250 OFF

plus

0% APR

LOW MONTHLY PAYMENT PLANS

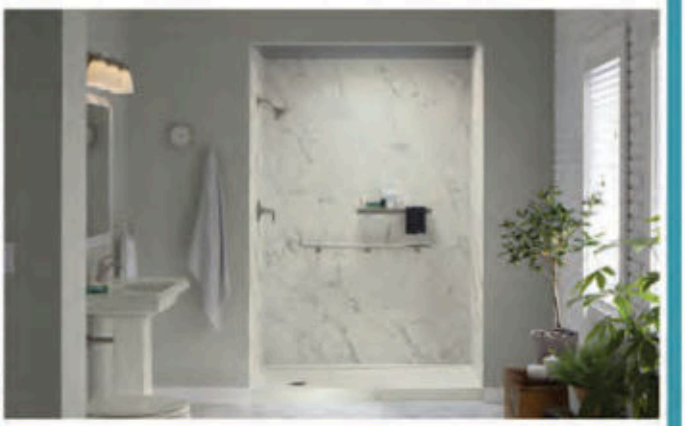
and

FREE ESTIMATES

WHY SETTLE FOR SHOWER WALLS THAT LOOK LIKE PLASTIC?

Home Smart Industries is the areas only Authorized Dealer of Kohler's crushed stone shower wall system made of 70% real crushed marble and professionally installed at prices comparable to acrylic showers. Don't cover your problem up with a shower liner. Design your bathtub or shower replacement with our trained and Certified Specialists at a price you can afford.





CALL HOME SMART TODAY

TO SCHEDULE YOUR FREE IN-HOME ESTIMATE.

888-560-2592

>MUST CALL THIS NUMBER<

www.HOMESMARTIND.com

*Cannot be combined with any other offer. Previous sales excluded. Good at initial presentation only. $1,250 discount is only available to be used towards purchasing Luxstone walls. Additional work is extra and optional. Financing available for qualified buyers. Exp. 11/15/2022 PA:PA013302 * NJ: 13VH 04301900 MD: MD129485 * DE: 2008206060 NO PRICE QUOTES GIVEN VIA PHONE.

WARDING OFF WINTER

Take the necessary steps to make sure your home is properly protected against the season's harsh climate.

BY PETER PROKO



After another enjoyable summer, it's definitely hard to say goodbye to those sunshine-filled days and the favorable weather conditions that kept us enjoying the outdoors well past dusk. But as we trade in our swimsuits for sweaters and gear up for fall, it won't be long before we're bundling up even further and welcoming back Old Man Winter.

As the temperatures plummet and the days become drearier, homeowners will undoubtedly be spending more time indoors. But before you can enjoy all the comforts that your home brings, you would be wise to make sure your house is primed and ready for the long winter ahead. Winterizing your home—whether making energy-efficient changes to the exterior or necessary upgrades to the interior—can go a long way to saving you money, time and aggravation. And let's face it, dealing with a major home repair project in the dead of winter is not exactly ideal.

Adam Parnes of Global Home Improvement acknowledges the importance of staying on top of a winter checklist and says that homeowners who don't regularly do so are tempting fate. "I think anyone who is winterizing their home is already ahead of the ballgame," he says. "Upgrading insulation, re-caulking windows and cleaning gutters are some of the easier solutions to a safe home this winter."

The fall is the ideal time to winterize your home in an effort to address any issues before the harsh cold weather settles in, according to Andrew Ziegler of Matute Roofing Inc. "This allows for cleaning of gutters, making sure there are no loose shingles [on the roof] and checking that all the home's ridge shingles are securely in place," he says.



WINTERIZING CHECKLIST

A guide on how to plan for the season

- Make sure your attic/crawlspace is properly insulated
- Install pipe insulation around any exposed copper or PVC water pipe
- Have your furnace, fireplace and chimney inspected and serviced
- Check windows and doors for any leaks, rot or poor sealing
- Have a licensed roofing contractor inspect your roof for loose, damaged or missing shingles
- Clean gutters of leaves and other debris and make sure they are properly connected
- Inspect your grounds for troubled tree limbs that could snap and cause damage or harm
- Repair loose patio stones and pavers
- Drain and store garden hoses indoors and drain outdoor spigots







"It's also very important to inspect all metal flashings between the roof and home siding, and between the roof and chimney, to ensure that you have winter snow, ice and water protection at these critical joints on your roof," Ziegler adds.

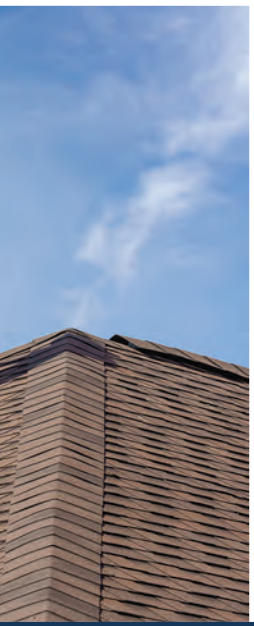
Elsewhere in the home, checking to see if the HVAC system is in need of a tune-up is recommended by industry professionals. Having it serviced annually to ensure things are running smoothly will help avoid rising energy bills due to suboptimal operation.

Another good place to start is in the attic. Poorly insulated attic space can be a major source of energy loss. In fact, estimates by the Department of Energy say that a properly insulated attic can cut your heating bill anywhere from 10 to 50%.

While a poorly insulated attic, or wall space for that matter, can be a large factor in energy loss, additional common contributors are windows and doors that are not properly sealed. Parnes says upgrades to old windows and doors are by far the most popular winter home improvement project and can make an almost immediate impact.

"Not only do older windows and doors not have updated thermal efficiency, but many of them have air leaks, which are just inviting the cold air directly into your home," he says.

What's more, homeowners will want to inspect their window frames to see that they are intact and not beginning to rot.



"Rotted wood window frames, or windows missing pieces of the frame will expose the homeowner to the risk of interior water damage, which can be costly to repair," says Ziegler. "It's best to replace windows to proactively protect inside the home's wall cavities and the surrounding sheetrock. Leaking window frames can lead to the growth of dangerous black mold that can make your family sick."

Another trouble spot for leaks is perhaps your greatest protection from the outdoor elements: the roof. Jane Alfaro of Alfaro Enterprises says an annual inspection of the roof by a professional will help identify any concerns and hopefully allow you to get well in front of any major problems.

"Your roof needs to be in good condition. No missing shingles, no leaks, etc. If you see dry rot or corrosion present or the underlayment plywood is corroded, it is time to replace your roof," she says.

Having to potentially replace your roof or windows can be a large expense and so some home-



WARDING OFF WINTER





owners may try and get through one more season before they decide to pull the trigger. But all it takes is one major winter storm and the problem could balloon into a much larger issue.

"The most important thing to consider is what could happen if you don't replace it," says Parnes. "A leaky roof will cost you way more money in damage then the money you save by trying to wait one more year."

Barbara Carranza of Carranza Roofing and Remodeling says age should be the key factor when weighing repairing or replacing one's roofing, siding or windows. "It is easy to nickel and dime repairs, but in the long run it is less costly to replace them. Putting off repairs leads to long-term and more costly problems," she says.

Ziegler echoes that sentiment, especially if the roof is approaching the end of its life.

"Roof and window repairs do not come with substantial warranties," he says. "Typically, when a roof is 20-25 years old, the shingles have begun to curl and the adhesion of the shingles to one another becomes compromised."

This could lead to the shingles allowing water to penetrate or perk down into the plywood decking, causing deck rot. "The risk to the homeowner of not proactively replacing the roof now is that there will be greater expense later for the replacement of rotted plywood decking," Ziegler says.

While having someone inspect your roof, it's also a good idea to check your gutters. "Gutters should be cleaned out and secured twice a year, prior to the change in weather. Ideally in the spring and the fall," says Alfaro.

Once gutters become clogged by leaves and debris, water does not flow through the downspouts. Thus, the water will back up under the shingles and behind the fascia boards.

"These leaks will cause interior damage as well as rot the fascia boards, causing extensive damage and costly repairs," Carranza says.

But, while this is a critical step in protecting your home, Carranza warns homeowners should not attempt to take matters into their own hands.

"It is very important for a homeowner not to climb a large ladder and attempt to clean their







gutters. Professionals have the experience and knowledge on climbing ladders and roofs. Inexperienced homeowners can easily fall from the ladder or the roof and be seriously injured or even cause death," she says.

No matter what type of services you may require, it's clear that now is the time to start thinking about the necessary upgrades that will help get your home ready for winter. By being proactive, you'll save money and avoid the hassles and headaches so you can enjoy your home the way it was meant to be. H&H

RESOURCES

Alfaro Enterprises
Bear, Del.
(302) 832-3930
AlfaroEnterprises.net

Carranza Roofing & Remodeling
Bridgeport, Pa.
(610) 270-0305
CarranzaContracting.com

Global Home Improvement
Serving Pa. and N.J.
(866) 735-1121
GlobalHomeInc.com

Matute Roofing Inc.
Wayne, N.J.
(973) 618-6489
MatuteRoofing.com

Over Half a Century of Service on the Main Line

SALES • CLEANING & SANITIZING • REPAIR & RESTORATION



KAZANJIAN
FINE ORIENTAL RUG GALLERY
Family Owned Since 1953

CALL US TODAY!
610.525.2333
KazanjianGallery.com
809 Lancaster Ave., Villanova, PA

10% OFF
NEW RUG PURCHASE
Valid only with this offer.
Restrictions apply. Expires 10/31/22.

HAVE AN "AS-IS" HOUSE TO SELL?
CALL LORI 610.329.4789

I CAN *BUY* FOR CA$H!

(As an Investor/Owner of Rehabulous Homes, LLC)

FAIR OFFER ✓ LOCAL ✓
AS-IS ✓ ETHICAL ✓
QUICK ✓ PROFESSIONAL ✓
LEGAL ✓ STRESS FREE ✓



I CAN *LIST* FOR SALE!

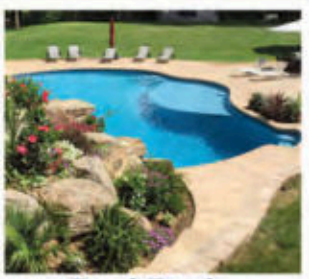
(As a PA & DE Licensed Realtor Specializing in "As-Is" Houses)

United Real Estate
LORI VORGANG | REALTOR
C: 610.329.4789
O: 484.367.7727

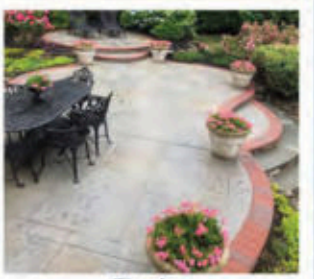
DECIDE WHICH OPTION IS BEST FOR YOU!

ARCHITECTURAL ACD CONCRETE DESIGN®
By Christopher McMahon Contracting, Inc.

1.866.956.2818
www.ACDconcrete.com


Pool Deck


Walkway


Patio


Driveway

FALL SPECIAL | $500 OFF

Tri-State's largest builder of decorative concrete systems, for over 25 years.
Residential & Commercial

BEST of HOUSE & HOME 2021

NEVER CLEAN YOUR GUTTERS AGAIN!®

Protect Your Home from Damage



41 YEARS #1 AMERICA'S CHOICE FOR GUTTER PROTECTION

Call for your FREE Estimate today!

877-582-3049

- ✓ Eliminates clogged gutters, permanently
- ✓ Tested to handle up to 22" of rain per hour
- ✓ Installs on and reinforces existing gutters
- ✓ Best-in-class Triple Lifetime Material & Performance Warranty
- ✓ Will not void your roof warranty
- ✓ Professional installation in less than one day



Gutter Helmet®

*Offer expires 10/31/22. Valid on initial visit only. Min. purchase required. Cannot be combined with other offers. †Subject to credit approval. Interest is billed during the promotional period but all interest is waived if the purchase amount is paid before the expiration of the promotional period. Payment plans require a fixed APR during the life of the loan. Financing for GreenSky® consumer loan programs is provided by federally insured, equal opportunity lender banks. From Forbes.com/home-improvement, 3/2/2022 © Forbes Marketplace Operations, Inc. 2022. NMLS #1416362. See website for state licenses and more details. Licensed, Bonded, Insured. © 2022 Lednor Corporation



The Heat is On

When the weather outside is frightful, you want the peace of mind that comes with having your home's heating system professionally assessed, maintained or replaced—and early autumn is the perfect time to do so.

BY MADELEINE MACCAR

ALTHOUGH WINTER MAY BE A FEW MONTHS AWAY, now is actually the prime time to start assessing the state of your home's heating system, giving you enough time to handle any repairs, replace any broken or inefficient parts, or address any necessary upgrades.

According to Jeff Olewine, general manager of C&C Heating and Air Conditioning, spring and fall are the ideal times for homeowners to make their biannual HVAC inspections a priority.

"The biggest thing is getting your maintenance, and tune-ups in general, done by a qualified professional, who will come out and change the filter, take a look at the heating system in general and make sure that it's working at peak efficiency for the next season," he explains. "We recommend that it's done twice a year."

By proactively dealing with any issues before temperatures begin to plummet, your heating system should be in tip-top shape and ready to reliably head into its hardest-working season.

And, as Farrel Shuster of Family Heating & Air Conditioning says, "an upgrade of your heating systems in today's world of ridiculous fuel and electric expenses is a great idea and actually a money maker—and saver."

He continues: "The old saying, 'I just want to get through one more season' doesn't sensibly apply anymore. Not only will you have an increase in comfort, but the rebates available from the government and utility companies, plus the monthly costs to own and operate your system, can pay for your financing monthly payments and also put some money back in your pocket."

Early fall is also the perfect time to act if you're dreaming of gathering 'round a fireplace's glowing hearth and roaring blaze this holiday season—or thinking it might be time to protect against Jack Frost's nip with a heating source that will always work even if the power goes out.

"If people are thinking about having a fireplace, creating memories by the fire during the holidays, and having that warm and cozy feeling of sitting and playing games in front of the fire, now is the time," says Jenna Guldin, vice president of sales for Salter's Fireplace Patio and Grill. "Most of the people who wait until October or November to get a fireplace before Christmas or the end of the year, it's going to be too late."

With the tri-state region both anticipating and already facing a significant rise in gas and energy prices as the year winds down, looking into heating options that decrease reliance on both utilities can be a cost-saving measure for price-conscious or more rural households to consider.

"You have wood stoves and high-efficiency fireplaces for customers who don't have access to natural gas or who want to reduce their dependency on oil," explains Dave Rettinger, operator of Rettinger Fireplace Systems. "Wood-burning is the best solution for those customers looking to cut down on energy bills who don't mind the work associated with owning and operating a wood stove."

More modern takes on an old-fashioned mainstay are increasingly in-demand, as both gas and electric fireplaces have become popular options. The latter is especially appealing for its flexibility and authenticity.

"You can put electric fireplaces in bathrooms, kitchens and living rooms," Guldin says. "They look pretty and realistic—some even come with a crackling noise."

Meanwhile, gas fireplaces offer all the ambiance with almost none of the maintenance their more traditional wood-burning predecessors require: "You flip the switch, set it and forget it," says Rettinger.

No matter how you heat your home, taking care of the system that keeps you warm will improve its efficiency and ultimately lengthen its useable life—though even the most diligently maintained ones have to be replaced eventually.

"If someone's looking to replace their system, typically it's when they have a certain amount of issues with a unit that needs repairs and it doesn't makes sense to put money into repairing it," observes Olewine. "It's also based on the age of the system: At 13, 15, 18 years, that starts to be where you've reached its lifespan."

For those homes with wood-burning fireplaces, though, making sure things like your chimney and flue are in proper working order is imperative before you start firing up that hearth. Ash, soot, creosote and other debris can collect anywhere from the firebox up through the flue, creating the kind of conditions that could become a dangerous fire hazard. Buildup can cause additional problems from unsightly stains around the hearth to getting dust and ash into your home's air.

If you're thinking that your home heating needs less of an update or routine maintenance

and more of a complete overhaul, you'll want to consider your household's needs, among other variables. Olewine notes that for HVAC customers, elements like lifestyles, preferences, the type of system and how much work it's expected to do matter more than what kind of house it's heating.

"There can be a pretty big cost difference between your entry-level unit and your high-end one," he advises. "If you're planning on living in your home for a while, you'll get a return on your investment in terms of energy savings with a more efficient unit."

Shuster adds: "A high-efficiency system is not a commodity item and cannot be installed like an Ikea kitchen set. The higher the efficiency number isn't the way to select a new system—choosing the proper company to guide you, install and guarantee the results you paid for is.

"What needs to be discussed is what are we connecting the new system to," he continues. "Unlike a TV, if the wall space can accommodate a 75-inch big screen it will work fine, but an HVAC system with an existing ductwork system or hot-water heating system with baseboard or radiators may not give you the desired AFUE rating for your heating system—it will actually cost you more to operate with less comfort, and may not operate at all. Items such as static pressure, air velocity, and temperature delta T are questions only an experienced HVAC company can answer, calculate and determine for you."

When it comes to fireplaces of any kind, Rettinger says that customers have a vast array of options. When the sky's the limit, though, the possibilities can be daunting—which is why trusting the experts is the best way to go.

"We always ask questions," he affirms. "What do you want the fireplace to look like and how do you want it to operate? Do you want something that's going to take the chill out of the air? Do you want something to run for the entire day or do you want something purely for ambiance?"

Olewine cautions against thinking that a new or improved system will solve all of your problems. Drafty doors, aging structures and other factors unrelated to your heater of choice may be contributing to cold spots and staggeringly high bills. That's one of the many reasons why he also suggests calling in the experts.

"They can look at the house as a whole and see how they can improve it, as far as energy goes," he says. "That can be windows, that can be insulation—all that lends itself to comfort in the house and more efficiency. An HVAC company can come and put in a new, more efficient system, but if you're lacking in some of those other areas, your heater's efficiency is never going to be what it should be."

However you're heating your home this winter, trusting that system with well-vetted, experienced pros means you can enjoy some peace of mind when even the harshest winter freezes come for the region. H&H

RESOURCES

C&C Heating and Air Conditioning
Souderton, Pa.
(215) 799-0515
CC-HVAC.com

Family Heating & Air Conditioning
Elkins Park, Pa.
(215) 910-4685
FamilyHVAC.com

Rettinger Fireplace Systems
Voorhees, N.J.
(856) 783-5501
RettingerFireplace.com

Salter's Fireplace Patio and Grill
Eagleville, Pa.: (610) 631-9372
Hatfield, Pa.: (215) 362-2443
SaltersFireplace.com





48 HOUR PRICE QUOTE

"How much will new replacement windows & doors cost me?"

Renewal by Andersen has a phone line dedicated to that question.

Call our 48 Hour Price Quote line at 833-339-1828, and **we'll provide a quote within 48 hours of your call.** Most other companies take weeks to produce their estimate. Within 48 hours, a Renewal by Andersen Project Manager will precisely measure your home's windows and doors, help you choose your window styles, colors, grilles and hardware, and **then we'll provide a down-to-the-penny price quote that will be good for one full year.** No hidden charges and no more wondering, *"How much will new windows and doors cost?"*





Get a FREE price quote within 48 Hours!
Call 833-339-1828
to schedule your FREE in-home visit

Renewal by Andersen is the full-service replacement window division of Andersen Windows, so everything we do is held to the same standard of excellence that Andersen has lived by for 118 years. We manage the entire process from building to installation to the warranty—on our windows and doors. **The Renewal by Andersen material is stronger than vinyl,** and unlike wood, requires virtually no maintenance.*

BUY 1 WINDOW OR DOOR, GET 1 WINDOW OR DOOR

40% OFF[1]

WITH

NO MONEY DOWN | NO PAYMENTS | NO INTEREST

FOR 1 YEAR[1]

RENEWAL by ANDERSEN
FULL-SERVICE WINDOW & DOOR REPLACEMENT

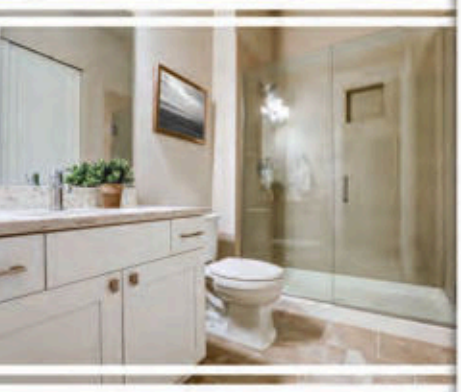
Call our 48 Hour Price Quote line: 833-339-1828
SmartWindowChoice.com

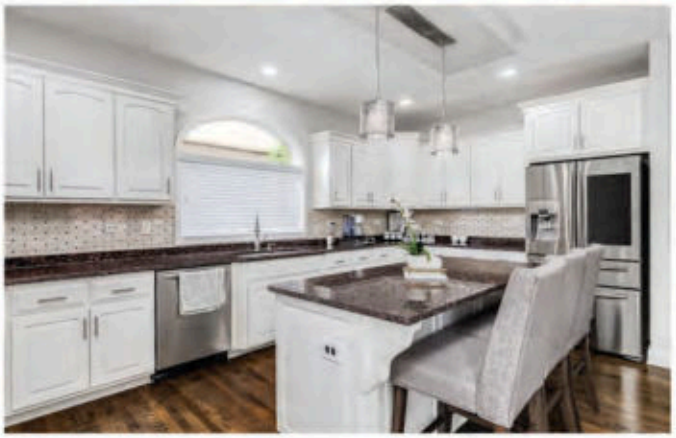
[1]Subject to availability, on a total purchase of 4 or more, buy 2 windows or doors, get the second 2 windows or doors, of equal or lesser value, 40% off – applied to lowest priced window and/or door products in purchase. To qualify for discount offer, initial contact for an appointment must be made and documented on or before 9/30/22 with the purchase then occurring on or before 10/10/22. [1]No payments and deferred interest for 12 months available from third-party lenders to well qualified buyers on approved credit only. No Finance Charges will be assessed if promo balance is paid in full in 12 months. Products are marketed, sold and installed (but not manufactured) by Renewal by Andersen retailers, which are independently owned and operated under PA Lic. # 001884. NJ Lic. # 13VH05055400. J&M Windows, Inc, d/b/a Renewal by Andersen of Greater Philadelphia. See complete information and entity identification at www.rbaguidelines.com. ©2022 Andersen Corporation. ©2022 Lead Surge LLC. All rights reserved. *See limited warranty for details at https://www.renewalbyandersen.com/homeowner-help/warranty.

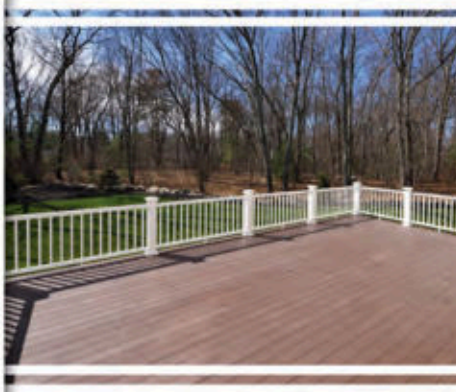
BEST of HOUSE & HOME 2021

INTERIOR AND EXTERIOR HOME REMODELING

FAMILY OWNED & OPERATED SINCE 2003







ROOFING • SIDING • WINDOWS • DOORS • DECKS • PATIOS
KITCHENS • BATHROOMS • BASEMENT REMODELING

ROOFING
CARRANZA
& REMODELING

$500 OFF!

Any Replacement Service over $5,000

Not Valid for Prior Sales. Must Mention at Time of Appointment. Limited Time Offer

Call For A Free Estimate! 610-671-3747

www.CarranzaContracting.com

House & Home Magazine
700 E. Main St. 2nd Floor
Norristown, PA 19401

PRSRTD STD
US POSTAGE
PAID
PERMIT 956
Harrisburg, PA

COLONIAL
MARBLE & GRANITE

$1999
COUNTERTOP SPECIAL*
$0 DOWN & 0% FINANCING**

DESIGN
COUNTERTOPS
CABINETRY
FLOORING
IN-HOME
ESTIMATES

PLUS
$500 OFF
ANY MARBLE, GRANITE,
QUARTZ KITCHEN COUNTERTOP***
Redeem voucher through
12/31/22
MUST PRESENT THIS AD IN STORE

KING OF PRUSSIA PHILADELPHIA HARRISBURG NEW CASTLE
OPEN 7 DAYS
Nation's Largest Selection in our Indoor Slabyard
VISIT US AT COLONIALMARBLE.NET
*Fully installed up to 40 sq feet of any promotional countertop.
**Qualified buyers on purchases of $1999 or more recieve $0 money down and 0% financing for up to 18 months. $29 activation fee applies.
***Can not be combined with other promotional offers.
LIC# PA 040713 | LIC# NJ 13VH06363500 | LIC# DE 2011604522 | LIC# MD 115930