



## room revivers

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Hardwood is available in an extensive selection of colors, grains, and plank lengths.

**WHEN YOU LOOK AROUND YOUR** home, do you see a tired and outdated space that reflects the fads of 20, 30, or even 40 years ago? Are you hoping to breathe new life into your décor while simultaneously increasing the long-term value of your house?

Many baby boomers want to revive their homes' main living areas in ways that don't require complete remodels but still have a positive impact on the resale price of the property—and that also reflect their own modernized tastes.

Two basic ways to accomplish all of those goals are to upgrade your flooring and freshen up your paint job.

### Updating Your Floors

If your family room is covered in worn-out carpet or your dining room features vinyl flooring from the '80s, it's time to make some updates underfoot.

Fortunately, today there are enough options to please any decorating style—and any budget, too.

"Customers have lots of choices in all different price ranges," said Elmer Stoltzfus, co-owner of Heritage Floors, Inc. in Ronks.

**Laminate Flooring.** Laminate flooring is a popular choice for homeowners who want a fresh look at an affordable price. Today's styles emulate the elegance of higher-end materials like hardwood, tile, or stone, but at a fraction of the cost.

Additionally, many people find laminate flooring appealing because of its durability—perfect for high-traffic areas where pets or grandchildren might leave their mark. It's also easy to maintain, so you can spend less time cleaning your floors and more time enjoying them.



Refurbished  
hardwood

Luxury vinyl flooring is easy to clean, durable, and scratch-resistant.

*Luxury Vinyl.* In recent years, the popularity of laminate flooring has been rivaled by that of luxury vinyl, which features the same aesthetic appeal at an equally moderate cost.

"Luxury vinyl is starting to take over the laminate market," said Stoltzfus.

It comes in a wider array of designs than traditional vinyl floors and has additional depth to better imitate more expensive materials.

Luxury vinyl is also appealing because it is not susceptible to moisture, making it a more versatile option for potentially wet spaces like bathrooms and basements.

"[Moisture resistance is] a huge advantage of that product," Stoltzfus said.

Like laminate, luxury vinyl flooring is easy to clean, durable, and scratch resistant. It is available in both planks

and tiles, so homeowners can choose if they want their flooring to emulate the look of hardwood or ceramic.

*Hardwood Flooring.* For baby boomers who want to give their floors a facelift using more expensive materials, hardwood flooring is a classic choice. It is one of the most sought-after flooring products, and it's available in an extensive selection of colors, grains, and plank lengths.

"Hardwood is very versatile when it comes to decorating," said Stoltzfus. "It has a warmth to it that a lot of customers are looking for."

Stoltzfus also emphasized that while hardwood floors are more expensive than laminate or luxury vinyl, they also offer greater longevity. Even though hardwood is more susceptible to scratching—and therefore might need to be refinished—it will nevertheless

last throughout the lifespan of your home.

*Ceramic Tile.* Ceramic tile is another option that falls at the higher end of flooring price ranges. If installed properly, it will also last a lifetime, with little to no chance of stains or moisture problems.

Many homeowners find that ceramic is easily cleaned with just warm water, eliminating the need to use special chemical cleaners, as is the case with other types of flooring.

"Ceramic is definitely a high-end option," Stoltzfus said. "You can do some beautiful things with tile in your home."

He warned, however, that baby boomers who struggle with pain in their back or legs might want to avoid ceramic in areas where they spend a lot of time standing, like the kitchen.



Two-color glazed kitchen ceiling.



Metallic and pearl plaster with metallic stencil.

“Because of the coldness and the hardness, it’s equal to walking on a concrete floor,” he said.

### Refreshing Your Paint Job

Giving your living space a fresh coat of paint is one of the easiest ways to update the look and feel without doing a complete remodel.

While you don’t need to repaint your walls every time the color trends change, which is usually every few years, you also don’t want to be staring at a dining room with floral wallpaper from the ‘80s, a living room with drab colors from the ‘70s, or a house with head-to-toe beige—and neither do future potential buyers.

*Current Color Trends.* Tom Henman of Tom Henman Decorative Painting,

LLC, a full-service decorative and faux painting company in Lancaster, worries that too many homeowners are afraid to add color to their walls.

“People play it too safe sometimes,” he said. “The beiges and earth tones that dominated the ‘90s and 2000s have been very safe.”

According to Henman, adding color is the perfect way to craft the exact mood you want in a room, whether that’s light and bright or a bit darker and cozier. Right now, gray is one of the trendiest colors.

“Gray is the new black,” Henman commented. “Or, really, it’s the new beige.”

Because gray comes in both warm and cool shades, it can easily complement your existing décor.

*Which Wall to Paint.* Depending on the layout of your space, you might choose to paint all the walls in a room or just a single accent wall.

Accent walls are a great way to make a bold color statement without overwhelming an area. Henman recommends pairing an accent wall with the room’s most eye-catching piece of furniture—such as behind an antique hutch in your dining room or a large headboard in your master bedroom.

Don’t forget that painting the ceiling is an option too.

“The ceiling is considered an accent wall,” Henman explained. “I call it the fifth wall.” Adding color overhead is a great way to make everything else in the room pop; try choosing a color from the room’s area rug or most prominent

piece of artwork to pull the space together.

*Combining Color with Texture.* Adding texture or a special finish to your walls is another great way to infuse your home décor with more personality.

Glazing—which involves layering one or more thin, translucent films of color over a base coat—is popular with homeowners who want a one-of-a-kind look at a low cost.

“It’s the most inexpensive finish I can do to make a significant change,” said Henman.

He uses professional-grade products, noting that many of the glazes sold

directly to homeowners dry too quickly and therefore don’t give the best results. When done properly, glazing adds a luminosity and depth to walls that simply cannot be achieved with paint alone.

For those who love an old European look, water-based plasters can be used either alone or in combination with a glaze to give walls an antique feel. There are even metallic plasters that add an extra dose of sheen and sparkle.

Gilding is another technique Henman uses to give walls added character. Gold, silver, or copper leaf walls or ceilings create a luxurious look, with copper leaf creating more of a high-end,

rustic feel. A faux patina can even be added to give the illusion of antiquity.

Whatever color and texture you choose, Henman notes the importance of creating a sample board so that you can see exactly what it will look like before it covers your living space.

**Revive Your Room**

If you’re ready to give your room a little modern TLC, start browsing some photos for inspiration or visit a showroom to see your options up close. You’ll find that whatever your style and budget, there are ways to refresh your living space while adding value and long-term appeal as well. )))



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