

# your home

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Tips and trends for homeowners, buyers and sellers

## THE 10-YEAR FIX

↘ Once your home hits the 10-year mark, it's probably time for some home maintenance. Here are nine updates your home will benefit from the most, according to Zillow.

- ➔ **Get new carpet.** Replace your carpet if rips, tears, stains and odors remain, even after a good cleaning.
- ➔ **Replace the hot water tank.** A water heater may not show signs before it leaks or fails, but if it's been around for 10 years or more, it should be replaced.
- ➔ **Update ceiling fans.** If the fan's light bulbs seem to burn out more quickly than usual, it's time for a new one.
- ➔ **Buy a new dishwasher.** You'll likely get a more energy-efficient model that'll pay for itself over time.
- ➔ **Replace the garbage disposal.** The average garbage disposal lasts about 10 years because the blades become dull over time.
- ➔ **Replace the washer and dryer.** The average lifespan of both appliances is eight years. Replace them before problems pop up.
- ➔ **Repaint inside and outside.** There's no rule about when to repaint—it depends on where you live, humidity and other factors. But if it's been 10 years, it's time to repaint.
- ➔ **Re-caulk the tub, shower and sinks.** It's a simple update that you can easily do yourself.
- ➔ **Re-glaze windows.** Re-glazing old windows is easier and more cost-effective than replacing them.



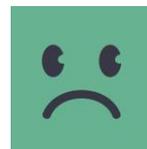
## THE GOOD, THE BAD AND THE UGLY ON MOLD

Mold removal can be tricky—and expensive if it requires a specialist. HGTV offers some advice about the cost of mold remediation for your home, and what steps to take.



**The good news:** If the area of infestation is small, you can typically take care of it yourself. A small investment in cleaning supplies is all it will cost.

First, clean up the water and eliminate the source of excess moisture. It's important to remove mold with a biocide and disinfectant, rather than with bleach. Be sure to open windows and wear gloves, eye protection and a facemask. Then allow the affected area to dry.



**The bad news:** Remediation cost for larger areas of mold will be greater, but it will ensure further damage is not done. The cost of inspection by a specialist averages \$500 to \$6,000—depending on the entire scope of the infestation.

Remember to consider some type of protection from mold when purchasing insurance. If a problem should arise, your insurance will help offset at least part of the cost of mold removal.

