

2015 Spring/Summer Edition

Build & Remodel

On The Kitsap Peninsula

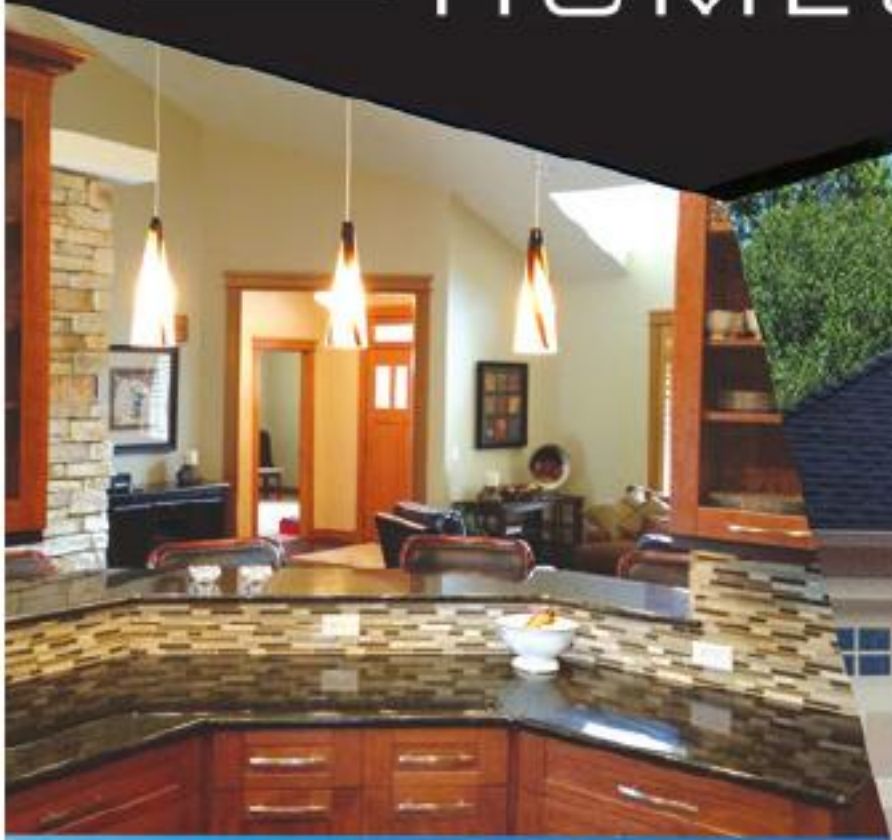
Top 10 Kitchen Trends
Your Outdoor Room
2015 Bath Designs
The Latest in Lights & Floors
Commercial Retrofits

Official Publication of the
Home Builders Association
of Kitsap County



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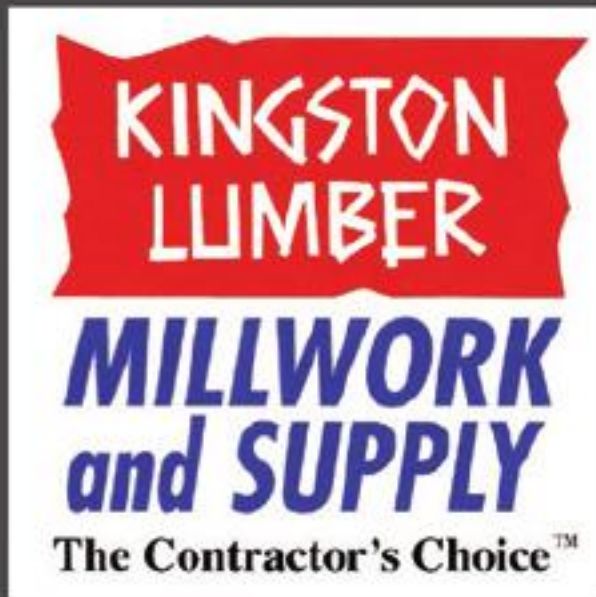
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Electrical and Charging Stations

The lowdown of EV charging stations

As more and more plug-in electric vehicles — or EVs for short — like the Nissan LEAF, Chevy Volt, Fiat 500e, Tesla S, and a myriad of others hit the road, the questions revolving around charging stations are crossing more people's minds. The ability to be able to recharge your EV, where, and how long will it take, along with how far you can drive between charges, are the main questions buyers ask when considering an EV purchase.

So if you're considering an EV, here are some tips about what is required to charge it at home, and what kinds of modifications and accommodations you'll need to consider.

TYPES OF CHARGING STATIONS

There are two basic types of charging stations — public and private. Public charging stations are becoming more commonplace and can be found at most interstate rest stops, as

well as at libraries, hospitals, many retail centers like shopping malls, and at big box retailers. Port Orchard, for example, has two on the downtown waterfront. Some employers also offer access to charging at the workplace.

Charging infrastructure is rapidly expanding, providing EV drivers with the convenience, range and confidence to meet more of their transportation needs with plug-in vehicles. Currently there are 22,976 charging stations nationwide — 1,215 of those are in Washington and 890 in Oregon, which has an entire city block of them at Portland State University that's known as Electric Avenue.

The second types of chargers are home chargers, and at home is where most plug-in vehicle owners do the majority of their charging. Many new homes are beginning to come with

charging stations as an option, ordered at the same time as the color of your paint, carpets and other options. If not available, many new homes have a specific electrical circuit and outlet dedicated to a future charger installation.

TYPES OF HOME CHARGERS

There are two basic types of home charging stations — level 1 and level 2.

Level 1 chargers operate at 120 volts and provide an economical and versatile EV charging option. Most are wall-mounted with a cord and generally require either a single 20-amp dedicated circuit — just like a kitchen receptacle — in your home electrical panel or a 30-amp dedicated circuit.

However, level 1 chargers also require the most time for a full recharge. The higher the voltage, the faster the charge. Depending on what type of EV you have, the brand of charging unit you buy and exactly what the charge level is when you plug your EV in, a level 1 charger may require as long as eight hours to restore your vehicle to a full charge.

If you just use your EV as a daily commuter, stay under the general mileage range so there is a partial charge still left in the batteries, plug it in when you get home from work and don't really use it for much else, a level 1 charger is a relatively inexpensive way that will most likely suit your needs.

There are also some Level 1 chargers that will restore your vehicle to an 80 percent charge in about two hours.

Level 2 chargers operate at 240 volts. These use half as much electricity as a level 1 charger and recharge your EV much faster — usually in two to three hours. They are, however, more expensive both to buy and install. These use either a 30-amp plug or a 70-amp plug, and require a double-pole breaker and two spaces in your electrical panel.

There are a number of charging station manufacturers, and the list is growing — just as the number of public charging stations continues to climb. One caution: Do not think that you can buy a level 1 home charger and just plug it into any outlet in your garage. It requires a dedicated circuit.

It's best to have a licensed electrical contractor do the installation for you, so you can be assured it is installed correctly, complies with all local and national electrical codes, and is safe to use. A list of qualified electrical contractors can be found at www.kitsaphba.com.

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Accurate Builders
Residential Bath Under \$15K



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Each of the companies represented in this section are members of the Home Builders Association of Kitsap County and the Kitsap HBA Remodelers Council. The Council is an added feature of their investment in the HBA but more importantly in their businesses. Through the Council, these members have access to information on trends in the industry through our National Remodelers Council. They get the latest information about running

remodeling businesses, and the owners tend to hold more national certifications than many other builders or remodelers. Focused on education, the Council, and its members, are committed to running successful, quality, local businesses. When contemplating your next remodel, the HBA is your best resource and the members of the Council are a great place to start.

www.kitsaphba.com

Remodeling Excellence (REX) Award Winners 2014

The Kitsap HBA Remodeler's Council is pleased to announce the eleventh annual Remodelers Excellence Awards or "REX Awards." These awards showcase the type and quality of remodeling work that is done by members of our association. The prestigious awards went to seven members of the Council in twelve categories. In addition to craftsmanship, these remodelers exhibited a dedication to their industry — doing the best job possible.



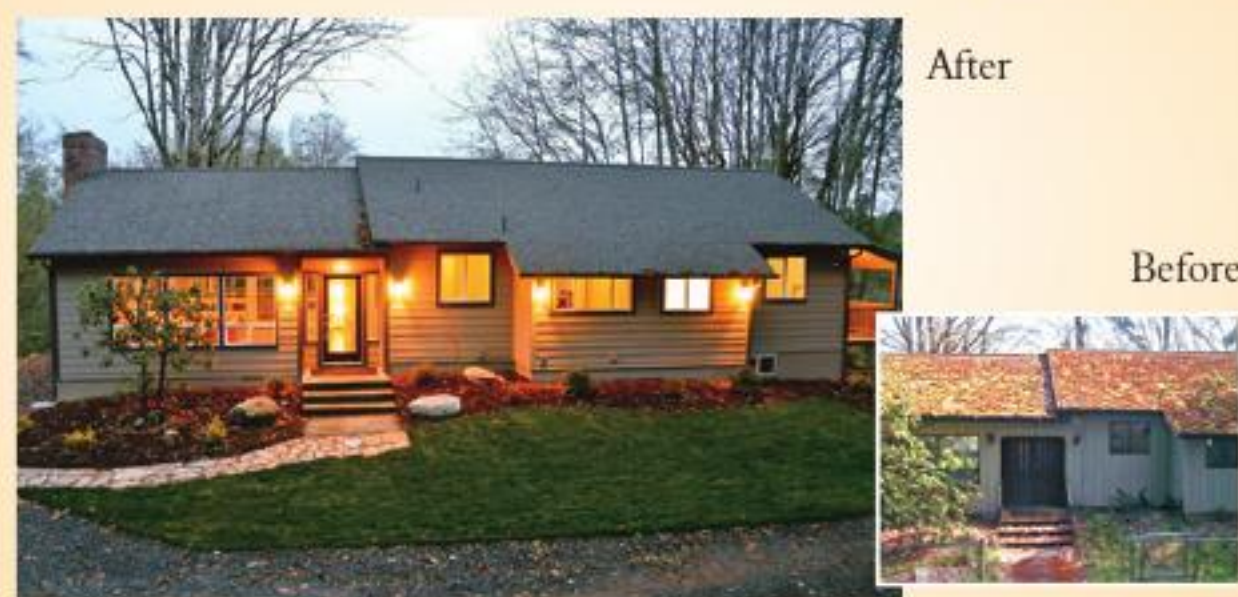
Choice Construction

Residential Whole House Over \$300K



Heritage Builders

Residential Whole House \$150K – \$225K



Heritage Builders

Residential Whole House \$100K – \$150K



WRK Construction

Residential Addition Under \$75K



A Kitchen That Works, LLC

Residential Kitchen Over \$60K



Sun Path Custom Construction, Inc.

Residential Kitchen \$30K – \$60K



Commercial Profile



Bremerton Bar & Grill, Bremerton



Rice Fergus Miller Architecture, Bremerton



South Kitsap Medical Center, Port Orchard



Harrison Medical Facility, Bainbridge Island



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Tim Ryan Construction is dedicated to improving their employees' knowledge and skills of the latest techniques and trends needed to work in this modern construction environment. Tim Ryan Construction employs LEED Accredited Professionals (AP) on staff as well as ASHE Healthcare Construction Certified Staff.

Technology Driven Industry Changes

Cloud computing, three dimensional design, and BIM (Building Information Modeling) are just a few of the platforms that are changing the design & construction industries. Tim Ryan Construction welcomes change and is quick to deploy systems and strategies that will improve communications & collaboration with our Client's, the Design team and our subcontractors resulting in reducing changes, improving schedules and lowering costs for all.

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Tim Ryan Construction, a second generation family owned business providing quality cost effective construction since 1957 with professionalism and integrity.

Today, Tim Ryan Construction is recognized and respected as a premier commercial contractor and developer.

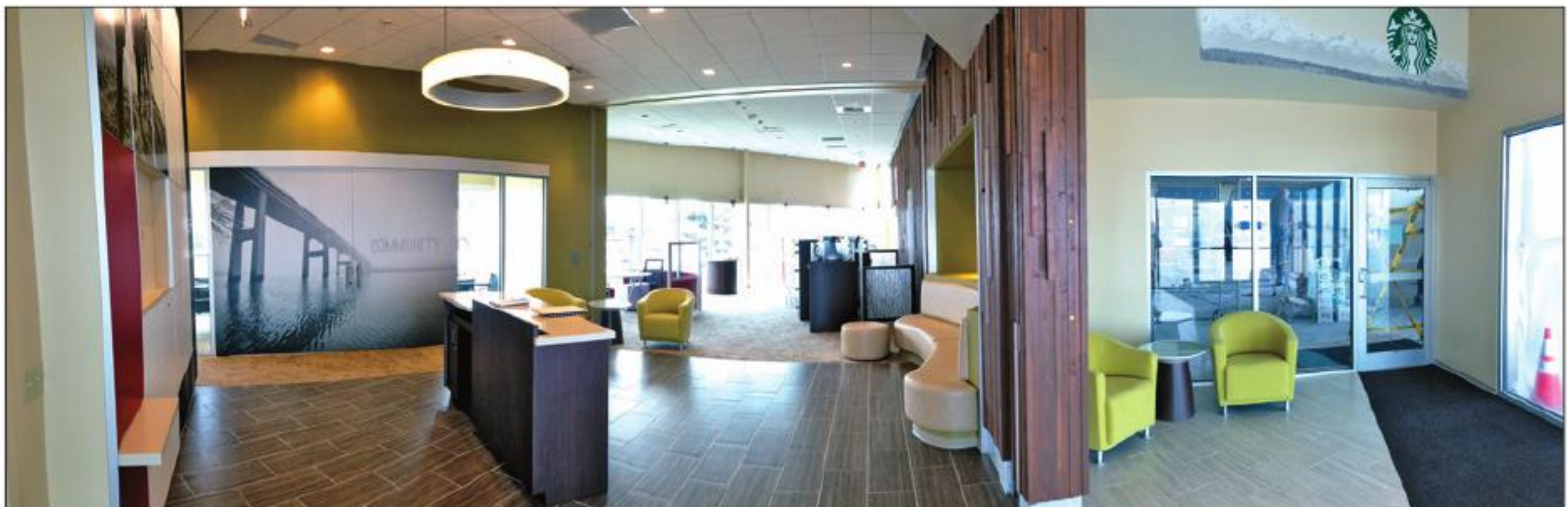


As a member of the US Green Building Council, Tim Ryan Construction is proud to help bring more LEED (Leadership in Energy and Environmental Design) projects to Kitsap.



Suquamish Museum, Suquamish

Commercial Profile



BJC GROUP Construction Management & Contracting

Contact | Robert Baglio
Phone | **(360) 895-0896**
Email | rbaglio@bjcgroup.com
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AWARDS & AFFILIATIONS

Best Commercial Remodel \$250,00 & up 2007, 2012, 2013
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Equal Housing Opportunity 

with new, energy-efficient technology realize cost savings of between 10 percent and 20 percent annually, depending on the age of the building, its use and operation.

Depending on the size of the building, other energy-efficient technologies that could be employed include high-efficiency chillers, direct/indirect evaporative cooling systems, thermal energy storage that flows air across ice for off-peak cooling capability and desiccant cooling systems that save energy without the use of environmentally unfriendly chlorofluorocarbon (CFC) vapor compression systems.

TWO OTHER TECHNOLOGIES ARE:

- **Electrochromic windows.** This is in essence the same technology used in eyeglasses, only on a much larger scale. The glass automatically darkens to keep out sun, which reduces heat inside the building, or lightens to let in more light, depending on the building's needs and temperature settings. This also reduces temperature variance inside the building, thus saving energy.
- **Photovoltaic solar panels.** These turn sunlight into electricity. The panels supplement, and

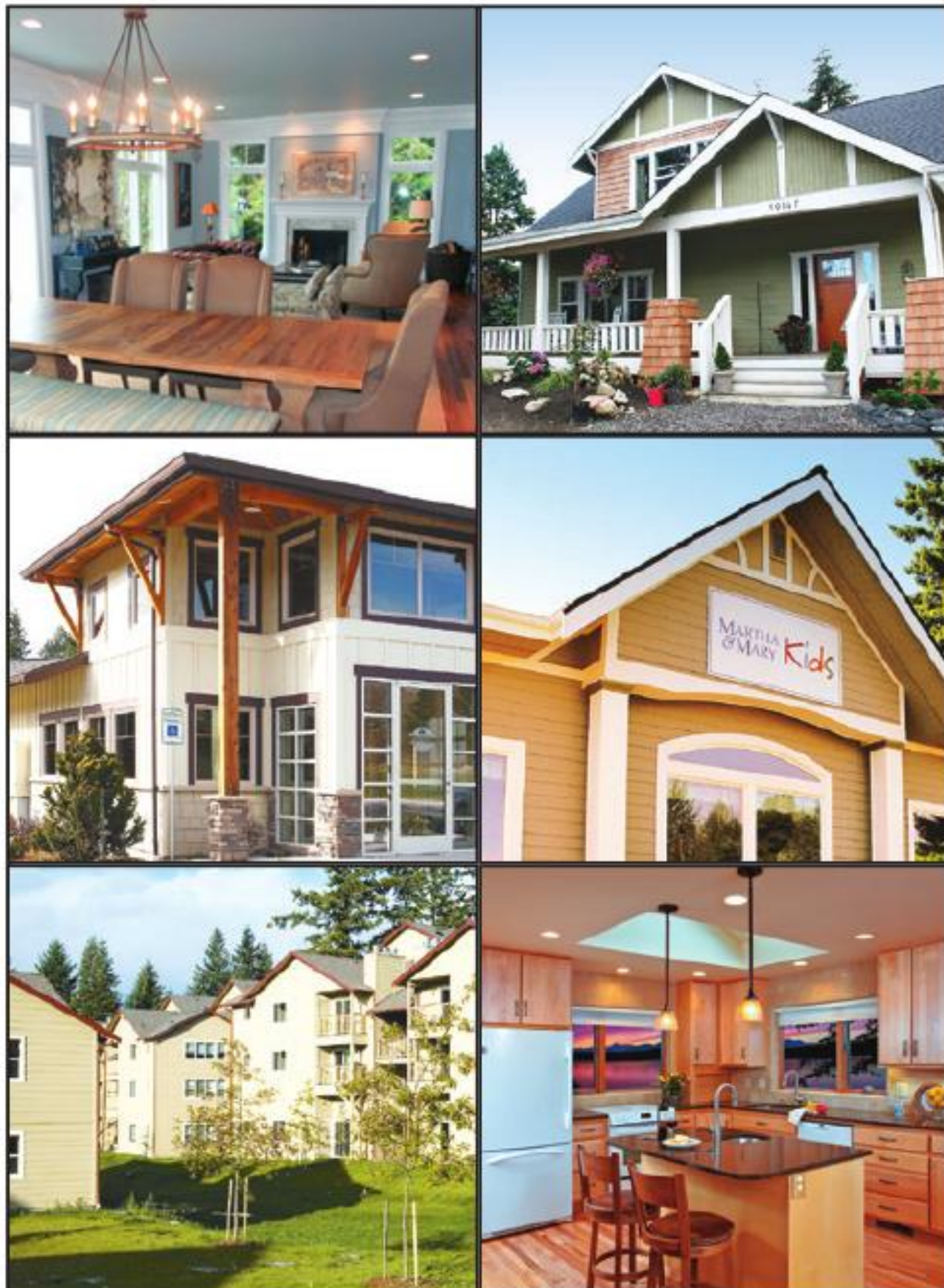
thus reduce, a building's reliance on conventionally supplied electricity.

Not all companies or building owners are willing or financially able to make the initial investment in retrofitting a building with energy-saving technology — even though it can save substantial money over the long run.

One resource to check for help with financing upgrades is Puget Sound Energy. It has several programs designed to incentivize building owners to invest in upgraded technology.

Another is your local bank. Depending on the owner's equity position in the building, ability to qualify and the type of upgrades proposed, among local banks making loans for energy-efficiency upgrades are Kitsap Bank, First Federal, Timberland Bank and Kitsap Credit Union.

Energy efficiency is critical to the operating costs of any building, so investing in today's technology pays dividends in regards to electricity and other energy costs, as well as to our environment.



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the higher the voltage, the less power that's consumed.

Improved building control systems will also reduce power consumption drastically. For example, programming systems to shut off interior lights at night or when areas such as restrooms and other spaces are unoccupied, as well as reducing or limiting exterior lighting and resetting interior temperatures at night, all contribute to lowering energy costs.

Replacing older heating, ventilation and air conditioning (HVAC) systems is another retrofit that increases energy efficiency. There are local companies that can design energy-efficient replacement systems for older HVAC infrastructure. Check with the Kitsap County Homebuilders Association (www.kitsaphba.com) for a list of qualified contractors.

The national average for costs of HVAC retrofits is between \$5 and \$10 per square foot. However, each individual building will have its own challenges that may increase that cost somewhat, so make sure you get a written quote before engaging a contractor. On average, companies that retrofit their ventilation systems



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- Maintenance Programs





Cost-effectively Retrofitting Your Commercial Building

Adopting sustainable, energy-efficient technology tops the list

Main Street America owners of small commercial properties that house their business are paying as much attention these days to energy efficiency as large corporations. Rising energy costs, environmental concerns and technological advances have driven many companies — large and small — to reduce energy expenditures while being socially responsible at the same time.

Retrofitting older, less efficient buildings

with new, energy-efficient technologies is the quickest way to reduce costs and preserve natural resources.

Retrofitting lighting has become one of the easiest, quickest, least costly and therefore most popular changes over the past decade. Older buildings use strip fluorescent lighting that consumes more energy than newer fluorescent technology. The quality of light from newer fluorescents is also far superior to

older fluorescent lighting, as well as more energy-efficient.

Upgrading will reduce overall power consumption and improve working conditions, and the amount saved on electric bills usually enables owners to recoup the upgrade costs in about a year. If the building has three-phase power, chances are the fluorescent lighting is 277-volt, not 120, which will reduce energy costs even more because

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BJC GROUP, INC.

where a shell building wasn't tall enough to accommodate all the ductwork and other mechanical systems required by the firm's medical client.

"Having to work around those kinds of issues can substantially increase costs," he cautioned.

Constructing a commercial building is much different than building a home, and understanding what services commercial builders provide is absolutely key because it all figures into the final cost.

FPH Construction has built numerous local landmarks, including the Victorian themed Springhouse Doll and Gifts building and its companion building in Port Orchard. FPH did the REI remodel in Silverdale and also built the first new commercial building that had been constructed in downtown Bremerton in over a half century at 5th and Park, among many others. The company is currently in the process of developing an upscale condo project on Highland Avenue in West Bremerton.

"It takes a very thorough understanding of what commercial properties are available in your desired area, of the state of the current market, of financing, and how to legally structure the ownership, because these all factor into how you initially set up a commercial project," noted FPH's principal owner, Mike Brown, a past HBA president.

"FPH is a full-service commercial builder. We assist clients with feasibility studies, budgeting, land acquisition, design, permitting, finance, navigating the regulatory process and everything else right through

handing over the keys," Brown said.

Cost overruns are much more common in residential construction and remodels than in commercial construction. According to commercial builder Robert Baglio of the BJC Group, that difference is often due to the quality and detail in the blueprints, which are best done by a certified architect. While often costing several thousand dollars to prepare, the greater the detail in the drawings, the greater the potential savings in the end. Baglio, who is also a past HBA president, notes that the increased level of detail allows for a highly accurate bid to be prepared.

"Estimating is truly an art. It's not just about quantity take off," Baglio said. "That's just one aspect of the process. Specific materials for specific items in the plans will be outlined by the architect. For example, mechanical and electrical systems in commercial buildings are much more sophisticated than those in homes. The architect will specify what particular brand and model are to be used. So the better and more detailed the plans are, the more accurate your estimate will be."

Baglio added, "That level of detail removes a lot of the guesswork that sometimes comes with residential construction because just about everything is very specific — which also helps control costs a lot better."

Ryan, whose firm has done a lot of local medical facility construction for doctors as well as several major buildings for Harrison Medical Center, agrees with Baglio about the difference between architect-drawn plans and designer plans. He also agrees that finding a

builder specializing in the type of building you need is absolutely critical.

"One of our strengths is recognizing what the client really requires," he said. "For example, if it's a medical facility, understanding the client's specific medical specialty and what they need in their facility is critical. In a surgical suite, for example, the level of detail in the plans is typically much greater than in the office portion."

Ryan explained, "Incorporating and installing specialized medical equipment requires much greater detail on the design side. But it also requires personnel who are experienced in working with that type of facility and equipment."

He stressed that being able to identify specific, experienced subcontractors and create long-term working relationships with them is another critical component in specialized commercial construction.

Some commercial builders prefer to only work with clients from permitting forward. This is a mistake, according to Brown, Baglio and Ryan — especially for first-time project owners. That approach means the owner has to find the land, choose and work with an architect, arrange financing and then put the plans out to bid. While all three have worked for clients under those circumstances, they strongly caution against it, saying that the more interaction the builder has with the client from day one — especially if the builder specializes in the type of construction that owner needs — the better the finished product will turn out. In the end, doing it that way will often cost less, not more.

Rural Development — which allows this type of development outside of the UGAs.

Local governments — either the cities or the county, depending on the location — have the authority over that zoning via their GMA-mandated comprehensive plans.

Once you have located a potential property zoned for a commercial building, it's critical to perform an in-depth analysis to identify what type of commercial building will provide the greatest return on investment on that specific site.

Once that's accomplished, finding a builder specializing in the type of commercial construction you want to build is the next step. This is critical, as many commercial builders tend to focus on and specialize in specific industries or types of buildings. There are a handful of reputable local builders who have built some of the nicest commercial and retail spaces in this region. Even though they specialize in commercial, most belong to the Homebuilders Association of Kitsap County (www.kitsaphba.com).

Many commercial buildings are designed and constructed specifically to house the



FPH CONSTRUCTION, INC.

owner's business, but not always. Sometimes they include additional space to be used for rental income and cash flow purposes.

Some buildings are simply shells, built on spec and waiting for a tenant before being finished inside. This isn't always desirable — especially if one builder erects the shell and another is hired to finish the inside.

"Being engaged to do the interior finish work on simple shell and core building has a lot of potential for problems," warned HBA President Kevin Ryan of Tim Ryan Construction. "You need to think really hard about how it will be used, not just immediately, but in the future as well."

He cited one example his firm worked on



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Commercial

The DOs and DON'Ts of commercial construction

If you're a smart investor who understands how to properly manage rental properties, owning and leasing commercial real estate can be a very lucrative business — be it your primary source of income or just extra revenue over and above your regular paycheck.

By definition, a commercial building houses businesses. That can include office buildings, warehouses and retail — and

includes things like convenience stores, strip malls and storage units, as well as “big box” stores and shopping malls.

Under Washington's Growth Management Act (GMA), something called mixed-use development is highly encouraged inside what are called “urban growth areas” (UGA). A mixed-use development is a commercial building that combines functions, usually with retail on the ground floor, and office

space and/or residential units on level two and above. UGAs are areas specifically designated and zoned for commercial development and are usually — but not always — located inside of a city or directly adjacent to one.

Light commercial buildings such as convenience stores and gas stations, as well as some office and shop types of buildings are also sometimes allowed inside what's called a LAMIRD — Local Area of More Intense

Remodeler/Builder Profile



UBuildIt Poulsbo

Allison Falk,
Judy Granlee-Gates, Joe Gates

(360) 779-8303

poulsbowa@ubuildit.com

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Poulsbo, WA 98370

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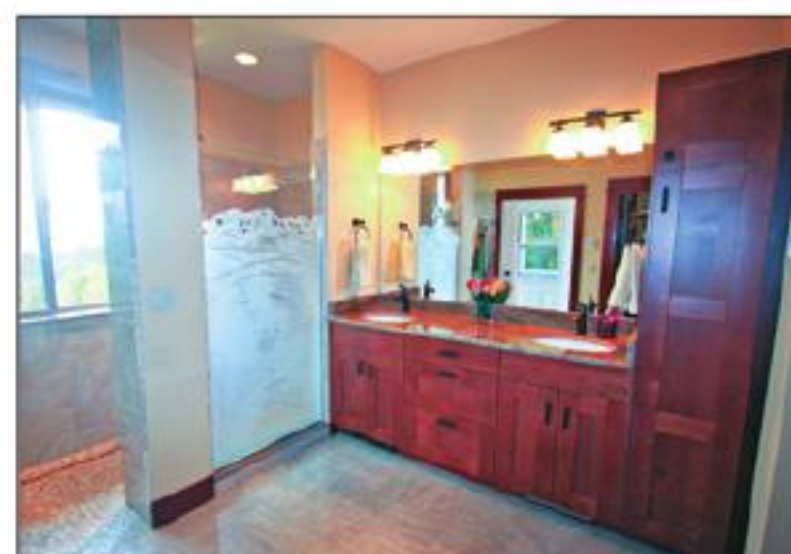
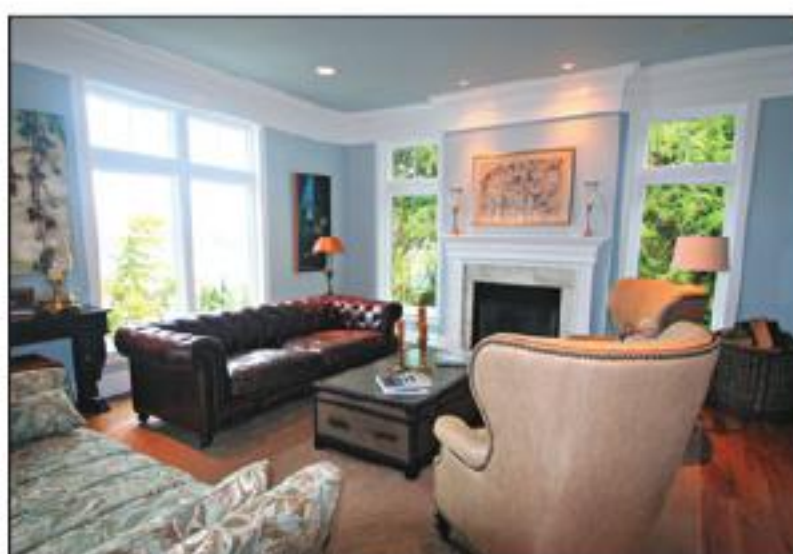
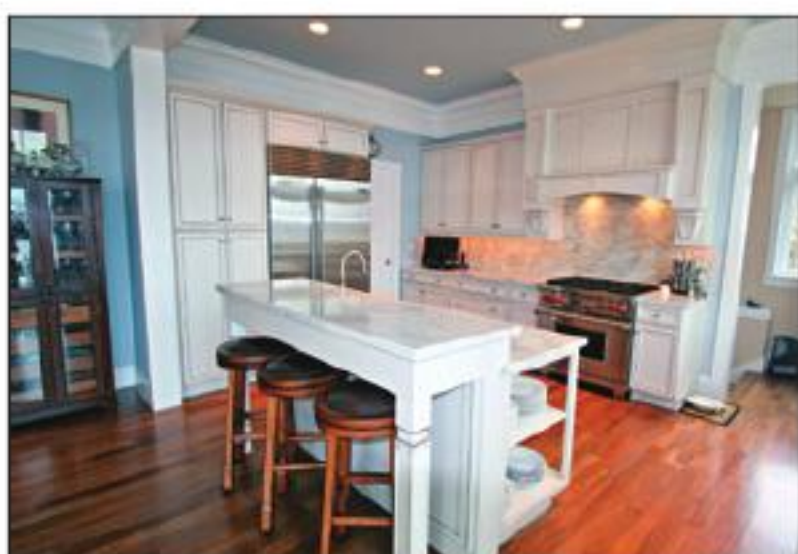
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Remodeler Profile



TN Miller Remodeling

a design/build firm

Contacts Jayson Miller

Phone (360) 275-5702

Email jayson@tnmillerremodeling.com

Address 1670 E. Benson Lake Dr.
Grapeview, WA 98546

www.tnmillerremodeling.com

TN Miller Remodeling is located in Grapeview, Washington. We have served the greater communities of North Mason County, South Kitsap County and the Key Peninsula since 1979. We are a service orientated organization offering high quality design/build remodeling.

TN Miller Remodeling specializes in understanding our customer's needs, lifestyles, and personal tastes so we may deliver a remodeling project they will cherish for a lifetime.

We are able to assist our clients with these types of remodeling projects because of our extensive knowledge of structural design and engineering, our continuous education of construction techniques and materials and our relentless effort to research and find the products they want in their home.

TN Miller Remodeling makes Customer Satisfaction our priority. We do this by listening to our clients needs and designing their project to exact specifications, creating and managing a construction schedule for optimum completion, and maintaining the clients project within their established budget.

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AWARDS & AFFILIATIONS

2007 REX Award Winner
2008 REX Award Winner
2009 REX Award Winner
2012 REX Award Winner
2008 Big50 Award Winner



Remodeler Profile

Accurate Builders



Lic #: ACCURB*066CA

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CGR, CAPS



Phone

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Email

accuratebuilders@msn.com

Address

7621 NE Harborview Dr
Poulsbo, WA 98370

www.accuratebuilders.com

A firm commitment to providing careful planning, quality craftsmanship, open communication and exceptional customer service is the foundation of Accurate Builders.

From initial design services, through budgeting and product selection, to scheduling and project management, the entire team at Accurate Builders is dedicated to providing complete satisfaction and maximum value to our clients.

Owner Michael Glading is a Certified Graduate Remodeler™ (CGR) and Certified Aging-in-Place Specialist (CAPS) with 43 years of experience in remodeling.

Whether you're considering a major whole-house remodel or room addition, a master bedroom suite, remodeling a kitchen or bathroom, finishing a basement, or building a custom deck or garage, Accurate Builders has the experience and the expertise to turn your home improvement dreams into reality, while minimizing the disruption of your daily routine.

We look forward to meeting with you to explore the possibilities for your homes improvement.

ACCURATE BUILDERS DESIGN/BUILD REMODELING

AWARDS & AFFILIATIONS

2001 HBA Parade of Homes "Remodeling Excellence Award"
2002 REX Awards – Kitchen Remodel, Bath Remodel
2004 REX Awards – Residential Exterior, Bath Remodel, Whole House Remodel
2005 REX Awards – Kitchen Remodel, Garage/Basement Conversion
2007 REX Awards – (2) Kitchen Remodels, Whole House Remodel
2008 REX Awards – Bath Remodel, and Deck
2008 Building Industry Association of Washington (BIAW)
Excellence in Remodeling (REX) Award: Residential Kitchen \$65,000 - \$125,000
2009 REX Awards – Whole House Remodel, Kitchen Remodel
2010 REX Awards – Bath Remodel
2011 REX Awards – Whole House Remodel
2012 REX Awards – Kitchen Remodel \$30,000 – \$60,000
2014 REX Awards – (2) Bath Remodels, Specialty Room



Kitsap HBA
REMODELERS



Builder/Remodeler Profile

CleanSpace Northwest Inc.

Award Winning Builder Changes Focus To Creating Healthy Homes

We've all heard the saying about "knowing a good thing when we see it." And sometimes, that actually does happen! After 25 years as an award winning builder and remodeler of fine homes and light commercial buildings, I had the opportunity in 2000 as President of our local Builders Association to attend the International Builders Show in Las Vegas. Taking a day to wander up and down the trade show aisles I was especially intrigued by a booth that advertised a new process for encapsulating and sealing crawlspaces under homes. Intrigued so much, and knowing from my own experience just how unhealthy that part of a home can be, I turned around so that I could find out more. After an incredibly enlightening discussion of the system and the science behind it, a year of research, and a trip to Basement Systems headquarters in Seymour, Ct., I made the decision to create CleanSpace Northwest Inc. and become a member of the world's largest network of waterproofing professionals. I saw this association to be extremely valuable for our customers as it allows us to draw on global resources that would not be available to others in the industry. It was through the prism of 'Old World Craftsmanship' and new age "Green Building Science" that this one chance encounter has helped to revolutionize the crawlspace repair industry in the Pacific Northwest.

In the past 12 years we have repaired over 1,350 nasty crawlspaces and wet basements in Western Washington. With our patented systems we can address all the problems associated with damp, unhealthy, energy wasting code compliant, but woefully inadequate dirt crawlspaces. Our product and service offerings have grown each year as the innovative team at Basement Systems introduces new products that assist us in making homes drier, healthier and more energy efficient. Our association with EnerBank USA allows us to offer flexible payment plans and we are pleased to announce we are the first 'Total Basement Finishing Dealer' in Western Washington. Our Team, of which I am very proud, is very much looking forward to the next 10 years of our journey and the opportunity to educate our customers on how we can assist them in meeting their goals for a healthy, sustainable and energy efficient home.

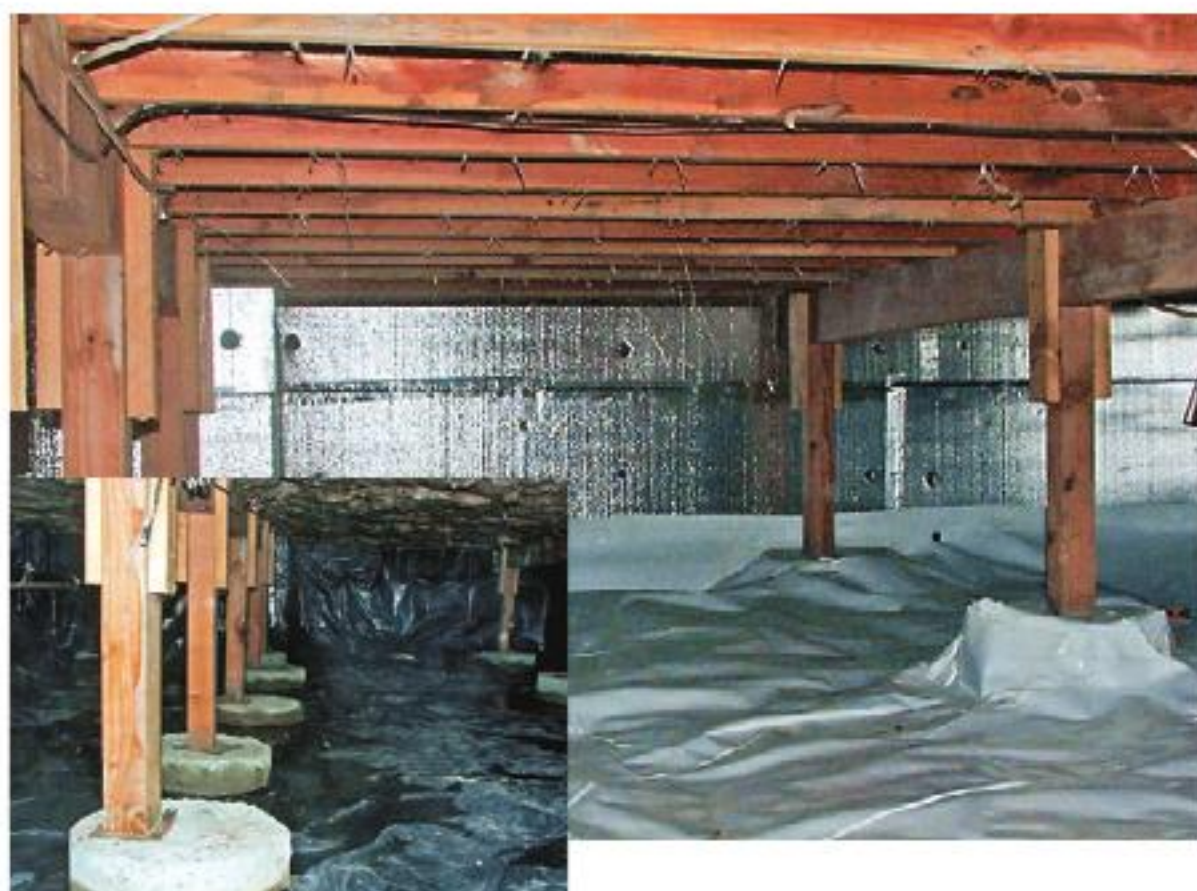


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Remodeler Profile

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Contact

Molly McCabe, AKBD, CGP, CAPS
Clive Parry, CSBA

Phone Email

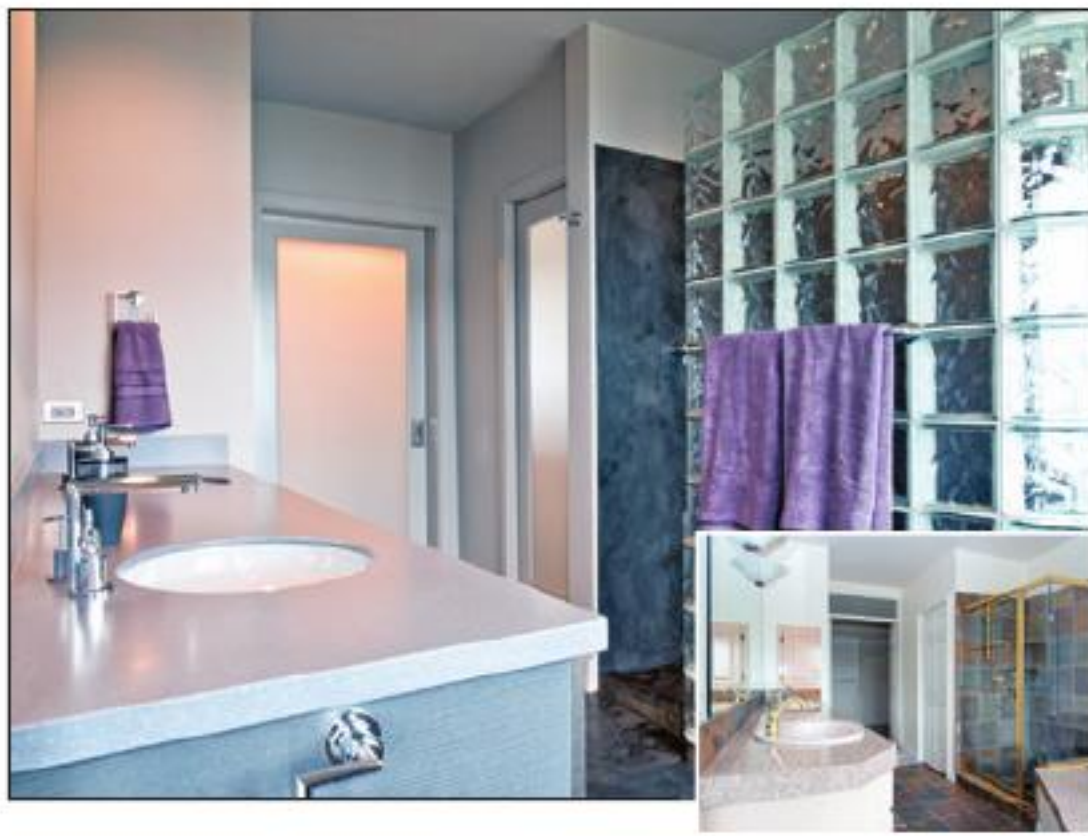
(206) 780-1906
info@akitchenthathatworks.com

Address

9856 NE Torvanger Rd.
Bainbridge Island, WA 98110

Website

akitchenthathatworks.com



A Kitchen That Works, LLC (AKTW) is an award-winning full service design/build firm specializing in kitchens and baths for remodels and new construction. We take great pride in our ability to accurately define each client's vision and solve their most difficult design/build challenges. AKTW assists clients with projects of all sizes by developing realistic budgets and project time lines, ensuring every dollar spent provides the maximum return with regard to function and finish. Our mission is simple — to design and build affordable and healthy residential spaces which clients will enjoy for years to come.

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Kitsap HBA
REMODELERS



AWARDS & AFFILIATIONS

Member of the Kitsap Home Builders Association
Member of the Kitsap HBA Remodeler's Council
Member of Built Green
Member of the Northwest EcoBuilding Guild
Member of the National Kitchen & Bath Association
2014 HBA Remodeling Excellence Award — Best Kitchen over \$60,000
2013 HBA Remodeling Excellence Award — Judges Choice
2012 HBA Remodeling Excellence Award — Best Bath over \$25,000
2012 HBA Remodeling Excellence Award — Best Kitchen over \$60,000
2010 Favorite Spaces Contest Winner — Seattle Homes & Lifestyles magazine
2009 Excellence in Design Award Finalist — Environmental Design+Construction, Single Family Residence
Licensed General Contractor, KITCHKT891DB, Bonded and Insured

Remodeler/Builder Profile



Joe Gates Construction, Inc.

Judy Granlee-Gates, Joe Gates

(360) 697-3284

info@joegates.com

510 NW Finn Hill Road
Poulsbo, WA 98370

Lic #: JOEGACI111ND

www.joegates.com



An undertaking as important as your family's new home or the remodel of your current home should only be trusted to a qualified professional. Joe Gates Construction, Inc. is a custom builder and remodeler with a track record for success exceeding client expectations and consistently delivering projects on time and on budget. It's the key to our longevity and happy client base.

For 25 years in Kitsap County we have built over 300 homes completed countless remodels and cultivated strong partnerships with the best local designers, tradespeople and suppliers. We strive to give our clients the best workmanship and finished product possible. We work with clients to educate and help them through the construction process striving to create a project that is timely, on budget and without incident. Our clients benefit from our online web-based project selection and tracking system that can be easily accessed from any PC, tablet or smartphone giving them project information at any time of the day or night. In addition, we offer our clients extra peace of mind with our own written one year limited warranty coverage.

Being hands on is important to Joe Gates, and he enjoys the challenges that the building and remodeling process can bring. Joe has worked in all phases of construction since 1976, including commercial and project management. Both Joe and Judy work closely with their clients to translate their wish list into the home of their dreams.

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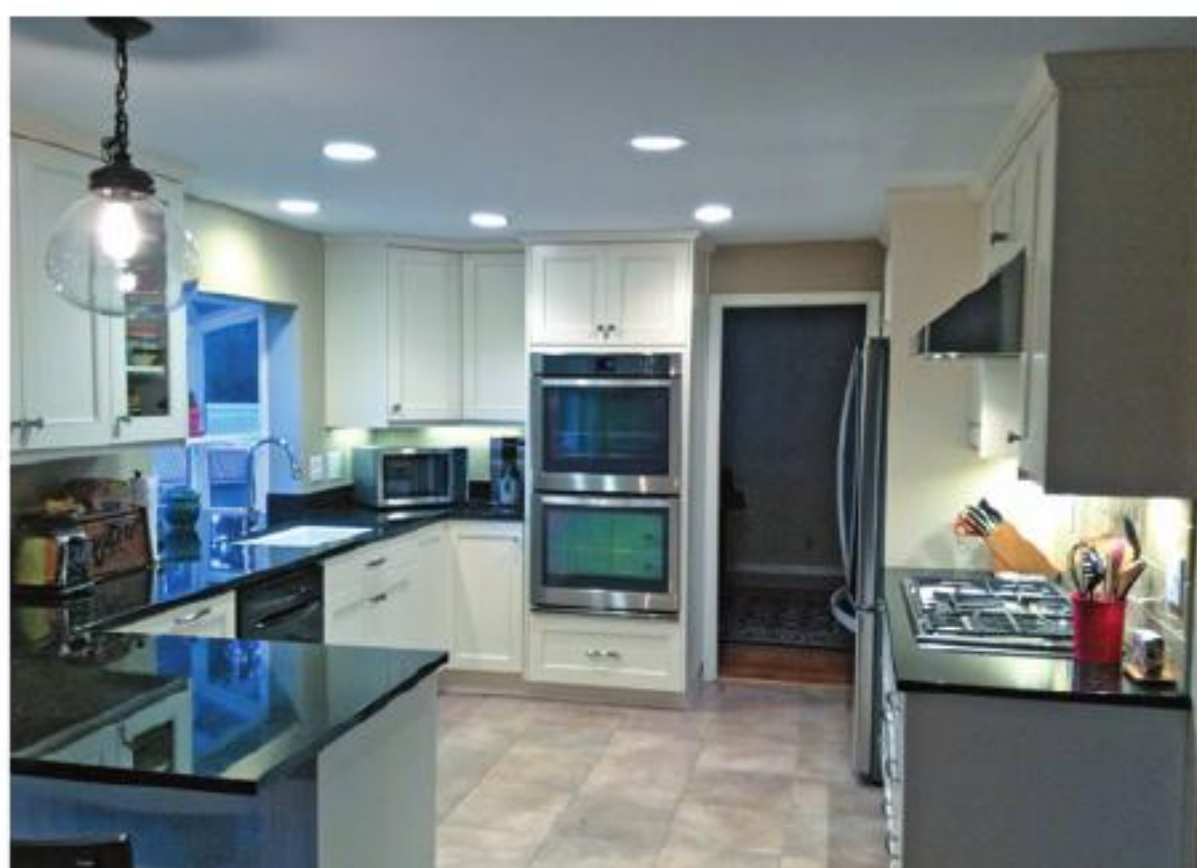
AWARDS & AFFILIATIONS

1993, 1997 & 2000 Parade of Homes Award of Excellence Winner
1997 Ranked in Top Fifteen Custom Builders in America, Custom Home Magazine
1997 Recipient of National Pacesetter Award for Outstanding Customer Service
1999 Recognized as Outstanding Builder Member by Residential Warranty Corp.
1999 VP of NAHB Builder 20 Club, The Artisans
2000 President of NAHB Builder 20 Club, The Artisans
2002 Featured in Builder/Architect Magazine, Puget Sound Edition
2007 NW Home & Garden Magazine, Top 50 Remodelers in the Pacific NW
2008 NW Home & Garden Magazine, Top 50 Remodelers in the Pacific NW
2010 Remodeler of the Year, Kitsap County Home Builders Association

13-Time Remodeling Excellence (REX) Award Winner Kitsap County
By the Home Builders Association of Kitsap County
5-Time Excellence in Remodeling (EIR) Award Winner Statewide
By the Building Industry Association of Washington

2011, 2012, 2013 Kitsap HBA Board of Directors

Builder/Remodeler Profile



"More than satisfied — Living in the middle of a home remodel is never easy, but Sunpath made it an amazingly smooth process. Communication was clear, price estimates were reliable, subcontractors were courteous, dedicated, and highly skilled, and the finished product surpassed our expectations. Our project manager, Sue Carlson, was outstanding. She responded to every question and concern promptly and somehow managed to overcome a late tile delivery to get our kitchen ready just in time for a big crowd on Thanksgiving."

— Sun Path client



Sun Path Custom Construction, Inc.

General Contractor, SUNPAPC941BC Bonded and Insured



Walter Galitzki
(360) 275-0774
sunpath@tscnet.com

3460 N. Mission Rd. W
Bremerton, WA 98312

www.sunpathcc.com

Sun Path Custom Construction, Inc. is an established local construction company specializing in **custom remodeling** and **new construction**. Walter Galitzki, owner, is a licensed general contractor serving the construction needs of greater Kitsap County for over 30 years. He has assembled a crew of construction and design professionals to assist you throughout the entire planning and construction process. The Sun Path team will work with you to create dynamic spaces personalized to your individual needs, reflecting your sense of aesthetic and budgetary requirements.

Sun Path Custom Construction offers a variety of services including **"Project Development,"** a pre-construction service tailored to each client's requirements. This service varies in scope but can include site work, architectural consultation, space-planning & design development, feasibility budgets, specifications and building permits.

From the initial planning stages to completion, our goal is to focus on the details and ensure your project matches your vision. Sun Path utilizes both traditional and contemporary building techniques to provide you green, energy-efficient and sustainable construction. Feel free to contact us with your building needs. We look forward to working with you.

Kitsap HBA
REMODELERS



AWARDS & AFFILIATIONS

- **2013 Kitsap Remodeler of the Year**
- 2013 Chair of the HBA Remodelers Council
- Longtime Member of the Kitsap Home Builders Association
- Home Builders Association, Board of Directors
- Chair and Presenter, Built Green, HBA
- Co-creator & founding member of Build A Better Kitsap/Built Green
- Distinguished business in the Green Works Program
- 2010-2014 REX Award Winner for multiple projects in categories including: Whole House, Bathrooms, Decks, Historic Renovation/Restoration, Specialty Environmental, Exterior Finishes
- Remodel Kitsap magazine front covers — 2009 & 2013
- Build & Remodel magazine front cover 2014

Builder/Remodeler Profile



Pristine Homes, LLC

Jim Way, CGB
Jeff Way

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inquiry@pristinehomesllc.com

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Port Orchard, WA 98366

Lic #: PRISTHL975P1
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AWARDS & AFFILIATIONS

2007 Parade of Homes – Unique design, finishes and detail
2007 Parade of Homes – Best Home \$750,000-\$800,000
2008 Parade of Homes – Excellent use of space
2008 Parade of Homes – Best built-in cabinets
2008 Parade of Homes – Best entertainment area
2008 Parade of Homes – Best in Show (Custom Home Category)
2012 Best of West Sound – Best Custom Builder
2014 Best of West Sound – Best Building Contractor



Builder Profile

Kitsap-Trident Homes, Inc.



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Kitsap Trident Homes, Inc. is a local, family-owned and operated general construction company based in Poulsbo, Washington. Since 1978, we have been providing a wide range of projects throughout Kitsap County and surrounding areas, including residential, commercial, remodels and building maintenance. Jim and Justin Ingalls offer a hands-on management style and are involved in your project on a daily basis. As a client you will be guided and encouraged to offer suggestions throughout the building process.

Kitsap Trident Homes, Inc. has provided many types of housing, such as affordable homes for the first time buyer, duplexes, multi-family projects, well-built spec homes and high-end custom homes. Over the years, the company has developed building sites ranging from single-family lots to five-acre tracts. We have also been involved in numerous commercial building projects and tenant improvements.

We understand that every project is unique and specific to our customers needs. Whether it's a new home, a remodel of your existing residence, adding a deck or garage, we understand it's a significant financial and emotional investment. Our goal is to provide exceptional quality and customer service while partnering with you to exceed your expectations. With Kitsap Trident Homes, Inc. you can expect an honest, open-book, stress free approach for your building experience that cannot be matched. We look forward to a relationship with you before, during and long after your home is complete.

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REMODELERS

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Builder Profile

Fairbank

CONSTRUCTION COMPANY



Fairbank Construction Company

Contact: Tad Fairbank, Owner

Phone: (206) 842-9217

Web: www.fairbankconstruction.com

Address: 220 Madison Ave. S, Bainbridge Island WA 98110



Fairbank Construction Company has been building since 1978. We've grown from a two-man operation to one with more than 60 employees, operating in five counties throughout the Puget Sound region.

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Quality. It's way overused in our industry, but there's no better word to describe what we do. You'll find our carpenters and foremen just as concerned about the things you can't see as they are about the things you can. Don't get us wrong, we're proud of our finish carpentry and the attention to detail we give every visible feature. But, we're just as proud of those things that may spend a century covered by drywall or subfloor. That's the true mark of quality. That's the Fairbank difference.

Today we're expanding our commitment to quality by helping you with the various maintenance and improvement needs of your home. By offering a wide array of services with the same attention to detail you expect, we can truly preserve the value of your dream home.

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AFFILIATIONS

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reset is done at the subpanel, there's no need to figure out which GFCI tripped somewhere in the shop.

- **20a/120v upper outlets** — There are generally used for hand tools like drills, sanders, etc., as well as test equipment and other electrical devices on the workbench countertop. These should be located 42-50 inches on center above the floor. If you set the bottom of the outlet box at 44 inches (quick and easy with a laser level), it makes it easier for the drywall crew, especially when they're laying 10- 12-foot sheets of drywall horizontally. Once again check with your local building inspector for specific GFCI requirements in your jurisdiction.
- **20a/120v standalone outlets** — These are also called "dedicated circuits," be they upper, lower or both. Many contractors will use a different color receptacle to easily identify these outlets. Shop vacs, small compressors, the refrigerator you keep your cold beer in and any other 8-amp or higher load should be powered by a dedicated circuit. Audio, video and sensitive test equipment should also be on dedicated circuits to minimize interference issues. All 20a circuits should be wired with a minimum of 12-gauge TW grade copper wire, as per the NEC. THHW is even better, as it will stand a higher load.

There are three other devices that require outlets in the garage. These loads can easily be handled by any of the general power circuits above. These include:

- **Wall clocks** — Use "clock hanger" outlets with recessed receptacles.
- **Garage door openers** — Mounted in the wall or ceiling depending upon the type of opener used.
- **Flat-panel, wall-mount TVs and monitors** — These can be put on the same dedicated circuits as other electronics with isolated ground fault protection.
- **240v lower outlets** — These are wired with a minimum of 10-gauge wire to support either a 20a or 30a receptacle. Make sure to use the properly sized breaker in the subpanel. Welders often require 50a receptacles on dedicated circuits and should be planned for accordingly if you expect to use one in your workshop.
- **240v upper outlets** — These are also wired with 10-gauge and can support a level 2 EV charging station.

PLUMBING

If you want running water, the quickest and easiest install is a relatively new material called Pex. It's a plastic tubing that has replaced copper and PVC as the preferred material for plumbing installations. It comes in red for hot water and blue for cold water. It does take a special tool for connecting the special fittings it uses, but its flexibility is absolutely amazing. It doesn't freeze and split like other materials — especially PVC — and you don't have to solder it like you do copper.

If you have running water, remember, you have to have a drain system that ties into either your septic, sewer or the drainage system in your house. If you have a floor drain in your shop, it can tie into that.

THE WORKBENCH

This is the heart of any garage/shop. The bench needs to be sturdy and rugged, as you may have tools such as a vise, bench grinder and other things mounted on the bench, not to mention occasionally using it as the base for hammering something together — or apart. Start with 4-by-4s for the framing. A shelf mounted about 12-16 inches off the floor is a good idea and can be used for storage of toolboxes and lots of other things.

The finish height of the bench should be 36 inches from the floor. But before you frame it for a ¾-inch plywood top, you'll want to nail 2-by-6s across the top for both weight and strength, and attach the finish material to the top of that.

FLOORING

Once again, the type of uses your garage will take on will dictate what type of flooring you'll use. Concrete is the most common. There are dyes that can be mixed in when it's poured to give the floor some color, as well as high-quality paints that can be applied afterwards.

Numerous other materials can be applied over the concrete — tiles in all shapes and materials — including synthetic rubberized flooring systems that are both easy on the feet, as well as attractive. But once again, the use of your garage — and your wallet — will determine these choices.

Following these simple guidelines will help you set up the ultimate garage workshop that is flexible and adaptable for different uses — as well as make you the envy of your friends, who will want to come and hang out because you've made it so cool. Make them bring the beer...

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for unobstructed floor areas (i.e. no columns or posts) through the use of laminated wood, steel beams or trusses when necessary.

BASIC CONSTRUCTION

A good choice for outside walls are 2-by-6s, to allow for the use of 5-inch (R19) insulation. This is especially important for a detached garage, which will be more expensive to heat in the winter. Although in some jurisdictions 2-by-4s are acceptable, check with your local building department. Roof framing sizes depend on the span of the structure. Again, check with your local building department. There might be one or two large beams (steel or laminated) to avoid support posts and columns in the work area. The floor should be a 5- to 6-inch concrete slab (4,000psi with fiberglass mesh and rebar). You should be able to avoid the use of expansion joints in a 20-by-25-foot area.

The foundation should also be poured concrete at least 12-18 inches higher than the floor to prevent water damage to interior walls. For parking garages, a slight floor pitch toward the garage door will help prevent puddles from forming in the case of excessive rain, melting snow and even when washing your car inside. For workshops, it's better to have a level floor (no pitch) for easy, no-shim installation of cabinet storage systems, lifts and shop equipment.

However, if you're going to have a floor drain, the concrete needs to pitch toward the drain.

GARAGE DOORS

A single-entry garage door should be at least 9 feet wide by a minimum of 7 feet high, and made preferably of quality wood or insulated aluminum (high R-values are

important in the winter). For double-car garages, consider a single 16-foot garage door with proper reinforcements to prevent bowing in the up position. High-lift garage door tracks with torsion springs and jackshaft style operators at the door header are strongly recommended. This gives the garage a more open feel and eliminates the excessive use of brackets supporting the track and operator. Polyurethane rollers can be used to quiet the travel of the door in its tracks.

WINDOWS AND SKYLIGHTS

Windows are often architecturally required details by the building code in many places. Operating windows (and skylights) can offer cross-ventilation during summer months for cooling or venting fumes and exhaust. Placement of windows and skylights is important, especially in a workshop, as they can interfere with the interior layout of your storage systems and equipment.

A side note: For automotive and other types of garage museums, the use of any natural lighting is highly discouraged. UV exposure can cause paint, fabrics and artwork to fade over time.

ELECTRIC

When it comes to building your own "ultimate garage," it's important to understand electrical requirements and both the local code and the standards of the National Electrical Code (NEC). An architect may be necessary for determining your specific needs.

You'll want to have adequate power, using a dedicated subpanel in the garage for effective distribution. In the case of detached garages, be sure to have large enough wires

serving the subpanel to make up for any voltage drop. Voltage drop is the reduction of voltage as electric current flows through the passive elements of an electrical circuit, and is directly proportional to the size and length of the wire carrying the power to the subpanel.

Power feeding the subpanel from an external source is called line voltage (or line for short). Power coming out of the panel and feeding equipment, lighting, receptacles, etc. in the garage/workshop is called load voltage (or load for short).

A small garage/shop can most likely get by with 40-60 amps, whereas a larger shop with extensive equipment will need a minimum of a 100-amp panel, and 200 is not at all unusual in this situation. Machine and woodworking shops should also take advantage of three-phase power for larger equipment (5hp-plus) if it's available at the location. Three-phase power will sustainably reduce your energy cost and can even be used for fluorescent lighting.

Shops running voltage-sensitive equipment and controls should also strongly consider some manner of power conditioning, surge suppression or UPS backup with an automatic or manual transfer switch.

With regard to electrical outlets, your garage subpanel should have at least one 20-amp circuit for each of the following:

- **20a/120v lower outlets** — These are for droplights, battery chargers, small fans and most electrical devices with cords. These outlet boxes should be located 12 to 24 inches on center above the floor, and the receptacles should be ground fault circuit interrupter (GFCI) protected. Check with your local electrical contractor or electrical inspector as to exactly which circuits are required to be GFCI protected in your jurisdiction. Even though they are expensive, it's a good practice to use them everywhere you can.

One important thing about GFCIs is that they need to be wired in a specific way. Each device will come with a wiring diagram, and when wired correctly and installed as the first device in line between the panel and the rest of the circuit, they will protect the devices behind them and trip when there is a fault. Devices within a specified distance of running water or any wet sink will also require GFCI protection. Another good idea is to use GFCI breakers since any power

jurisdiction to get the specific requirements for this.

The “detached garage” offers an advantage in terms of safety and security. A fire in a detached garage is less likely to spread to your house, nor can someone breaking into your garage gain direct access to your home.

Both have advantages and disadvantages. An in-depth conversation with your builder, as well as the local building department, could help determine the right choice for you.

Some key factors to consider in the design and construction of your ultimate garage workshop are:

- **Intended use** — What exactly are you going to do in there? Are you going to work on or restore cars, or do woodworking, for example — or is it going to be a multipurpose space where you do a lot of things? Once you answer those questions, it becomes a case of dealing with functionality, ergonomics/flow, aesthetics and safety. You may want to consider (and it may be required by your local code) hiring an architect or engineer to help with the design and provide plans for your builder.
- **Size** — The size of your garage and workshop will typically be determined by the intended use, your budget, the amount of “buildable” property available and local regulations. Here are some basic size recommendations:
- **Workshop (automotive)** — 18-20 feet wide by 24-30 feet deep. Ceiling height of 10-14 feet, assuming (or planning for) installation of a service lift. Depending upon the type of lift you choose, you’ll also need to be sure the ground beneath the shop is suitable for digging deep enough to accommodate the pit some lifts require.
- **Workshop (woodworking)** — 18-20 feet wide by 24-30 feet deep. Ceiling height of 9-10 feet for comfortable handling of boards like 2-by-4s and larger, as well as sheets of plywood — both of which come in 8-foot lengths.
- **Parking garage** — allow 13- to 15-foot width per vehicle. Today’s cars, trucks and SUVs are wider (especially with side mirrors extended) than vehicles 10 years ago. Depth should be 20-24 feet. Height of 8-10 feet.

Garages and workshops should be designed





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Garages

Setting up the ultimate garage workshop

To many homeowners, the garage is merely a place to park your car — if you're lucky — and where a lot of your "stuff" ends up because you have no other place to put it. "Stuff" is that eclectic mix of toys, lawn equipment, Christmas decorations, leftover paint and lots of other things that don't belong there.

However, if you're a "tool junkie," this is a place you can transform into an ideal workshop — a place to tackle those never-ending "honey do's" as well as home and automotive projects without disturbing your family or the neighbors.

A garage workshop is also a great spot that can double as the proverbial "man cave," a place where the guys can get together, drink

beer, smoke cigars and let the BS fly about cars, women, tools and other topics not typically discussed in the presence of spouses or girlfriends. It's a place to hang out — complete with compressed air and power tools!

Many newer homes now have three or four garage bays where one or two is the norm for older homes. While the size and quality of the space is usually out of scale with the rest of the home, with proper planning, if you've got the property, a patient spouse and deep enough pockets, just about any garage can be transformed into your own ultimate garage workshop.

TYPE OF STRUCTURES

There are two basic types of garages —

attached and detached. And these are just what they sound like. One is part of your house and the other is a separate building onto itself. Each has its advantages and disadvantages. It all depends on how you intend to use it.

The "attached garage" is generally cheaper to build if your home doesn't already have one. All you need is an existing exterior wall to work with — or the case of homes built in the '50s and '60s, a carport. The utilities (heat, electric and water) are usually easier to access in an existing structure, which is important. You will be required to use sheet rock between the garage and the living area that's fire rated for a specific time frame, as well as a fireproof door. Talk to the building department at your



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techniques use a much less-caustic liming wax to fade and age the appearance of woods such as oak and ash, giving them a more coastal feel — a great decorating option for waterfront homes.

There's also a definite shift toward less-shiny, low-gloss floors, which hide small scratches and dents better than higher-gloss flooring — a real plus for pet owners and those with small children. Low-gloss flooring is also much easier to clean and maintain, offering a perfect option for high-traffic areas.

GREEN

The biggest growth in flooring products has been in the “green” market. Flooring manufacturers have added products high in recycled content and raw materials from sustainable sources. Wood flooring certified by the Forest Stewardship Council (FSC) comes from forests managed with strict standards of sustainability and environmental responsibility.

While green flooring options are not new, demand for commercial flooring that complies with LEED standards has helped lower the prices of green residential flooring as well. That translates into more new products from mainstream manufacturers such as US Floors,

Mohawk, Fontenay and others.

While bamboo flooring has trended over the past few years, now there's lots of competition for the green flooring dollar in both the commercial and residential markets.

Among the new flooring choices are beautiful woods such as tigerwood and Brazilian cherry, which are available as engineered planks at reasonable prices.

The main flooring buzzwords today are “antimicrobial” and “antibacterial.” Leading the way is nontoxic cork flooring made from the bark of the cork oak tree. It's also a key ingredient in eco-friendly linoleum. Cork is a sustainable material that grows back and can be harvested repeatedly.

Meanwhile, carpet manufacturers such as Mohawk have invaded the green market, producing carpeting that features fibers made with corn sugar instead of nylon. Several manufacturers now offer lines of carpeting with fibers made of 100 percent post-consumer food and drink containers.

Engineered wood floors have abandoned plywood base construction in favor of wood pulp mixed with stone dust to produce an extremely

stable product composed of 75 percent recycled material.

There is also tile available that uses sunlight to activate a chemical on the tile's surface to oxidize germs and substantially speed up the decomposition of pollutants.

Even more distinctly aged and eco-friendly is flooring made from reclaimed or recycled woods. The term “reclaimed wood” covers all previously manufactured wood products that are now either being reused as is or are remanufactured into new products. Reclaimed hardwood flooring may include solid wood sourced from old barns, farmhouses, beams and wood barrels, as well as logs salvaged from rivers and lakes. Variations in board lengths (typically longer and wider planks), knots, heavy graining, original nail markings and color differences all add to the charm of this one-of-a-kind flooring.

In reviewing today's flooring trends, one thing is clear: Today's consumers — residential and commercial — are looking for more personality and more durability from their flooring. And with new technologies continuing to emerge, there are more options available now than ever before to meet that demand.

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or even 7-inch planks over the traditional 2-1/4 inches to 3-1/2-inch-wide planks. Wider planks visually open up a small space and can create a more spacious visual, making them an excellent option for living rooms, master bedrooms or any section of the home. Many wide planks are now also available in longer lengths, up to as much as 6 feet, producing an even smoother-looking floor with fewer seams. Wide planks can be installed horizontally, vertically or even diagonally for a more dramatic look.

Gray has become quite popular, replacing beige and bone, as the perfect “neutral” tone for walls, carpeting and tile, and has become one of the hottest options in hardwood flooring. Gray tones can range from light neutrals to deep, saturated charcoals, which also bring out the beauty of natural wood, highlighting the grains and texture. This adds visual interest to a room, while not overpowering it, as well as complementing many decorating styles.

There’s also a trend toward darker stain colors, such as ebony, which adds a rich and contemporary look. For a more traditional



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feel, consider a deep, warm jacobean or dark walnut, while royal mahogany stain can be used to combine the richness of ebony with the warmth of a red wood — for a truly sophisticated look.

On the other end of the color spectrum is

the old whitewash technique that originated with high-end European flooring. Known as lime-wash or pickling, the original technique used a mixture of lime and water, applied to the wood to soften the natural color and create a whitewashed effect. Today, similar



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Hard Wearing Floors

New technologies and reclaimed materials

The one item in any home, office, warehouse, or any other structure, that gets the most wear is the floor. Luckily, some of the newest technologies and reclaimed materials have become the hottest products in flooring for both residential and commercial uses. Here is a synopsis of what is trending in flooring for 2015.

VINYL

Choices for resilient vinyl flooring include a spectrum of styles, colors, textures and patterns. Add in vinyl's easy-to-clean characteristics, comfort under foot and family-friendly stain-resistance, and the result is increasing popularity with value-hungry

shoppers. For example, vinyl today mimics the look of natural wood, without the ongoing maintenance headaches.

Also in high demand is what's called "luxury vinyl" — top-quality, resilient flooring that is increasingly difficult to distinguish from stone, wood plank and ceramic tile. While luxury vinyl occupies the middle of the flooring price range, its ability to mimic traditional high-end materials such as tumbled marble and exotic hardwoods, coupled with easy maintenance and extraordinary good looks, puts it under the feet of both homeowners and commercial building owners for a fraction of the cost.

CARPET

Carpet still leads the pack in market-share, accounting for more than 60 percent of all retail flooring sales. The variety of carpets available today — patterns, design, colors, interesting cuts and the whole feel of the material offer more wow-factor choices than ever before.

HARDWOOD

Traditional hardwood floors continue to evolve, featuring wider planks, darker colors with richer tones, and more natural looks that showcase wood's inherent textures and grains — opening up lots of new design possibilities. Homeowners can now choose from 5-, 6-

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adult. However, simple and low-cost modifications to the home can greatly decrease the risk of falling, as well as decreasing the risk of other forms of injury. Consequently, this increases the likelihood that one can age in place.

Some examples of home modifications include:

- Increased lighting
- Accessible switches at both ends of the stairs
- Additional railings; grab bars; nonskid flooring; a hand-held, flexible showerhead; and walk-in bathtubs
- The removal of throw rugs and clutter

In most cases, home modifications can be simple and cost-effective, while simultaneously offering substantial benefits to the individual. Other modifications to the home — especially those that require retrofitting — are a little more costly due to increased complexity of installation.

These can include:

- Ramps for accessible entry and exit
- Walk-in shower
- Sliding shelves
- Stairlifts or even home elevators

Many newer homes are being constructed, and older homes retrofitted to encompass the principles of universal design, which makes everything in the home accessible to all people with or without functional limitations.

TECHNOLOGICAL CHANGES

Technology can also be a helpful tool. There are four areas of technology that focus on helping people age in place:

- Communication and engagement
- Health and wellness
- Learning and contribution
- Safety and security

Technology can help caregivers provide effective care that includes new technologies for smart phones and tablets, as well as websites such as caring.com. In some cases, caregivers of people aging in place try to persuade and help them adopt and adapt to new technology, which may include learning new skills and changing their daily routine to incorporate it.

There is recent research on how people aging in place try to use new technology when persuaded, but not much research about the extent to which they continue to use it after trying it for some time.

Factors that contribute to the decision to try technology are the anticipated benefits of the technology, the difficulty using it, the extent to which the user feels that harm will come from not using it, the availability of alternatives, support from others in their social circle, and their own personal attitudes and disposition.

ADDITIONAL RESOURCES

Aging in place is an initiative of Partners for Livable Communities and the National Association of Area Agencies on Aging. It was developed to help America's communities prepare for the aging of their population and to become places that are good to grow up, live in, and grow old.

The National Association of Home Builders (NAHB) has been a strong advocate for aging in place and has been the leader in educating builders and remodelers in these issues for over a decade. Many local contractors who specialize in making aging in place modifications have earned the NAHB's Certified Aging in Place Specialist (CAPS) national designation. A great place to start your search for such a contractor would be at www.kitsaphba.com.

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BIOLOGICAL CONSIDERATIONS

Many elders have difficulties with everyday functioning that requires modifications to the homes they live in. There are several reasons on why these changes happen:

- **Motor functioning:** A 2002 study reported that of the elder population in America, 18 percent have a disability. This calculates to 51 million Americans with difficulty functioning every day. And 32 percent over the age 65 will have difficulty walking, which may require use of wheelchairs and canes. To make life easier for these people, some simple modifications that can help

them are wider entrances, grab rails, etc.

- **Fine motor functioning:** Elders will have difficulty using their fingers, which can be problematic. As a result, modification of handles, bathroom, etc. can ease this problem.
- **Cognitive functioning:** One out of five people over the age of 55 will have a mental health disorder such as dementia. Due to their deterioration, the five senses and cognitive capability decrease, causing slow response. As a result, fire hazards are not noticed, which is important when setting up fire alarms, exits, etc.

HOME MODIFICATIONS

Many risks for injury to older adults exist in the common household, impacting their ability to successfully age in place. Among the greatest threats is falling.

According to the CDC, falls are the leading cause of deaths from injuries among older adults. Therefore, engagement in fall prevention is crucial to the ability to age in place.

Common features in an everyday household, such as a lack of support in the shower or bathroom, inadequate railings on the stairs, loose throw rugs and obstructed pathways are all possible dangers to an older

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What is Aging in Place?

Making it easier to stay in your home

The Centers for Disease Control (CDC) defines aging in place as “the ability to live in one’s own home and community safely, independently and comfortably, regardless of age, income or ability level.”

With baby boomers turning 65 at the rate of 10,000 people a day, one-third of American households are now home to one or more residents 60 years of age or older. Most of these folks — 90 percent, in fact — actually prefer to age in place, remaining in their home of choice as long as possible.

Aging in place can be further defined as:

- Aging in place without urgent needs: This group includes individuals who want to stay in their current home, are not experiencing immediate health/mobility issues.
- Aging in place with progressive, condition-based needs: This group is made up of those with chronic or progressive conditions that will require special modifications for aging in place. These individuals are usually aware of their needs but meeting them is not necessarily urgent.

Many have chronic conditions such as diabetes and lung/heart disease that challenge them.

- Aging in place with traumatic change needs: This group includes those who experienced an abrupt or immediate change such as a serious accident or medical change like a stroke. These changes demand immediate adjustments in the living environment for aging in place, such as home modifications, including the use of what’s known as “universal design.”

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the kitchen is impacted in some way. LED lighting was cited as one of the highest “in-demand” kitchen features for 2015.

From small kitchens to more elaborate spaces, the lighting options vary from general lighting to task and accent lighting. The following lighting techniques will ensure that your kitchen space is well-lit and meets the criteria for providing beauty and function.

- **General lighting:** Usually achieved with recessed lighting or a central, decorative chandelier — or both, depending upon the size of your kitchen. The recessed lighting should be placed around the perimeter of the room approximately 30 inches away from the wall. Chandeliers or flush-mounted fixtures provide additional lighting in the space.
- **Undercabinet lighting:** Energy-efficient fluorescents, miniature track lights and low-voltage linear systems provide easy illumination for countertops. Place the lighting at the front of your cabinet and not against the wall for the greatest distribution of light. This is a great place to consider installing dimmers to provide different levels of illumination for certain events as well as save energy.
- **Over the sink or range:** Recessed downlights work well, providing even illumination for cooking, baking and cleaning. Track lighting or a rail system works well also if it fits the design theme.
- **Lighting over the kitchen table:** Multipurpose lighting is the key here as the kitchen table is used for dining, hobbies, homework and more. It’s also an opportunity to showcase your style with a decorative pendant or small chandelier that provides sufficient task lighting. The pendant should be mounted 30 inches above the tabletop, and should be 12 inches narrower than the diameter of your round table or 12 inches narrower than the smallest side of a rectangular or square table.
- **Island counters and breakfast bars:** A combination of task and general lighting works best here. Miniature pendants work well in this space and should be mounted approximately 66 inches above the floor from the bottom of the shade to avoid obstructing the view across the room, or 60 inches above the floor if the shades are not very deep. The

American Lighting Association (ALA) recommends installing one pendant for every 2 feet of counter space.

While transitional styles are still No. 1, kitchen design is trending toward both contemporary with clean, simple lines, less clutter and little ornamentation, as well as a somewhat industrial look.

Overall, these trends are a reflection of how we live. Other findings in the survey convey an overall desire for increased accessibility and universal design and easy maintenance features in kitchens and baths. Expect to see kitchens equipped with docking and charging stations, a desk or home office area. And let’s not forget about including a flat-screen TV in the kitchen.

Demand for energy-saving appliances and water-saving faucets will increase along with furniture style pieces in kitchens. Just as a house is made a home by choosing features that uniquely fit the needs of the family, the same holds true for a kitchen or bath. By choosing the trends that best fit your lifestyle, you will have accomplished building a savvy, well-designed space that accommodates your lifestyle for many years to come.

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the mirror to avoid shadows beneath the eyes. First provide general lighting that will cast light over the sink and countertop surface then add more light centered on each side of the mirror. Fluorescent fixtures used for vanities that provide a daylight-spectrum light are ideal. Avoid standard fluorescent tubes that cast a cold and harsh light. Incandescent light fixtures, mounted on each side of the mirror, should each contain two 60-watt or 75-watt bulbs. Keep in mind that the larger the mirror, the larger the lighting fixture required.

- **Shower lighting:** Check your local codes for the use of enclosed, vapor-proof or infrared heat lamp mounted bath or shower lighting. A centered ceiling fixture using a 60-75 watt incandescent bulb or a 30-40 watt fluorescent tube should be installed.
- **Incandescent bulbs vs. compact fluorescent fixtures:** Incandescent bulbs provide a warm, familiar color of light and are recommended by most experts for use in the bathroom. On the downside, incandescents have a short life, lower efficiency and produce a great deal of heat.



Steel pendant lights over kitchen island

Compact fluorescent lighting is gaining popularity as an alternative. It brings the benefits of energy-efficient, long-life technologies into a smaller scale by demanding far less electricity per lumen, and render a warm, pleasing color of light.

KITCHENS

As we all know, kitchens are the central hub of family activity and the most used room in the house, which brings us to lighting trends for kitchens. Without a well-thought-out lighting plan, every activity or function in

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Lighting Trends

Kitchen and bathroom lighting trends for 2015

Kitchen and baths continue to be the top interior spaces that homeowners choose to update, according to the newly released National Kitchen & Bath Association (NKBA) 2014 Design Trends Survey. It says that homeowners will be able to enjoy updates made today for many years to come by considering and adopting the trend details offered in the survey.

Contemporary, spa-like, accessible and easy-to-maintain bathrooms are “in,” as are kitchens with clean, simple lines and less clutter. This was the predominant trend takeaway from the survey of kitchen and bathroom professionals who participated.

Here’s a look at some of the trend

highlights for 2015 and beyond that should be considered for your next renovation or new home build:

BATHROOMS

Traditional style bathrooms are now passé, while contemporary spa bathrooms and Zen-like retreats are desired aspects of today’s bathrooms, which drives contemporary aesthetics.

Bathroom lighting trends are changing the way we experience one of the most functional spaces in our home. Gone are the days of having a single fixture mounted in the middle of the ceiling that forced us to accept less than adequate lighting for make-up application and general grooming.

Bathroom lighting trends today have embraced the elements of style, beauty and function as we move toward larger, sunnier baths that are enhanced by artificial lighting, according to NKBA. Naturally, your bathroom lighting plan should include the size and layout of your space and second, the color scheme, lighting your mirror and the bath/shower.

Gray will be the fastest growing color scheme compared to beige and bone color schemes with white fixtures and polished chrome faucets.

- **Lighting the mirror:** Cross-lighting is an industry term that means placing lighting fixtures above, below and on both sides of

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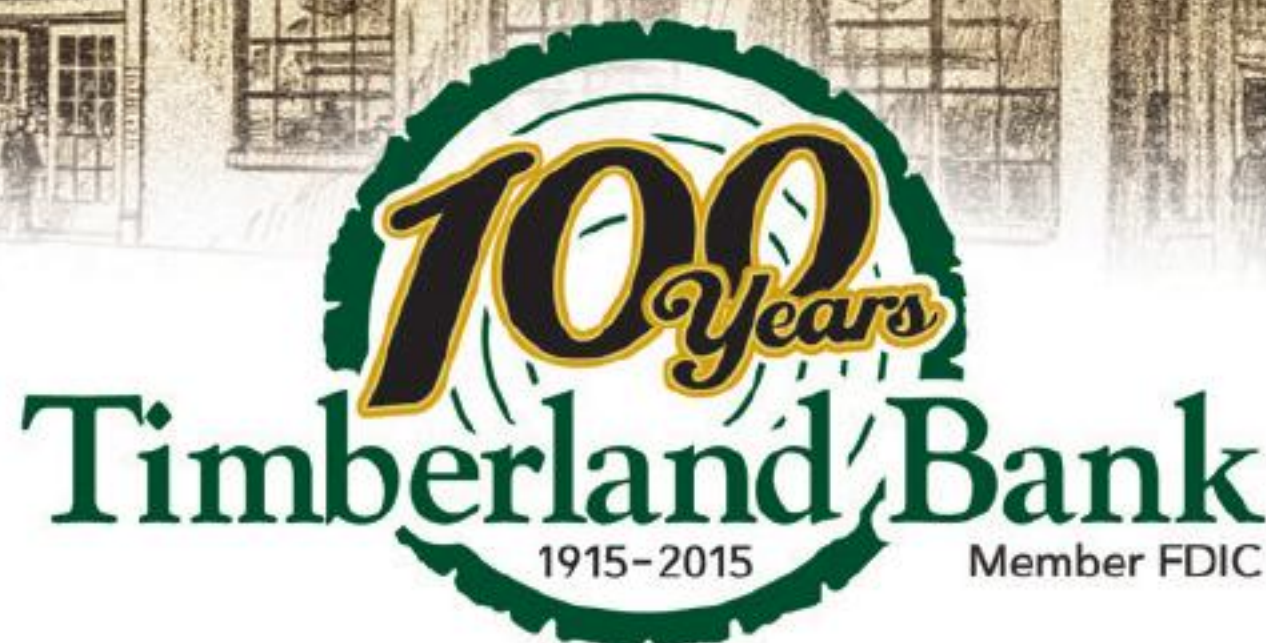
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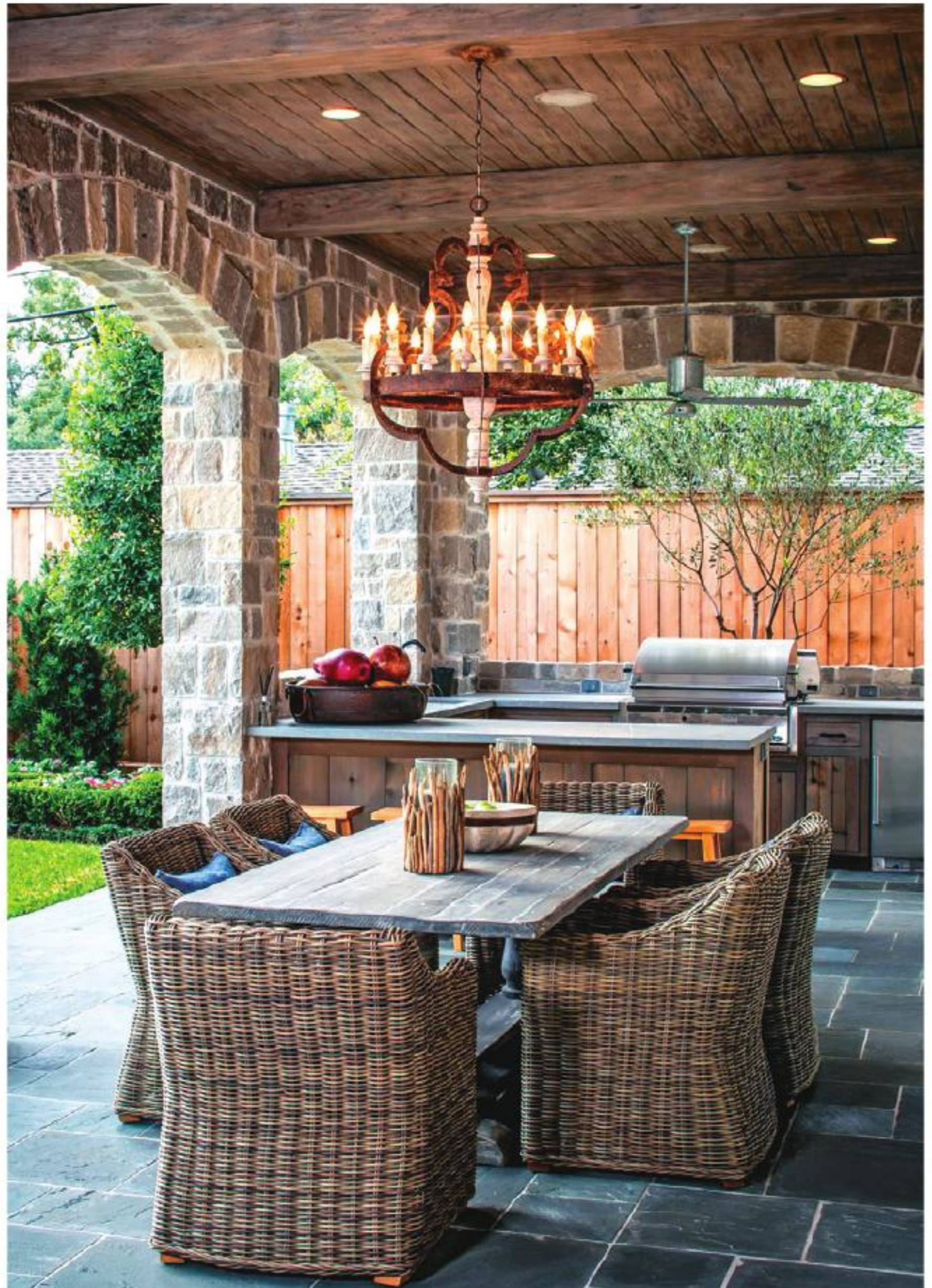
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FURNITURE

One affordable option for bar-height seating is directors' chairs with removable slings so you can just throw them in the wash. They're not super-durable in winter weather, so bring them in for the winter.

As for a table and chairs, affordable, high-quality wrought iron is the way to go. Look for wrought iron with a good undercoat and a

good powder coating, so they won't rust later. Another option is aluminum dining sets. Just make sure to examine the pieces for superior welding and buy the heavyweight stuff.

Seat cushions that last the longest and look the best are made from 100 percent acrylic, solution-dyed fabric. They're both mildew- and water-resistant and will last three or four times longer than canvas or other washable cushions. If they do get dirty, scrub them with a little bleach, hose them off, and they'll look as good as new.

Follow these few tips, and you'll enjoy years of relaxed, Pacific Northwest outdoor living.

support shelf — and then install a good-quality, prefabricated oven kit. Surround the oven with masonry and then add a chimney and a roof.

Building an oven brick-by-brick can easily cost several times more, and brick-by-brick ovens are typically larger than precast kits. Therefore they use more wood to reach cooking temperatures, which makes them more expensive to operate.

THE SINK

Building codes and plumbing costs can make the sink one of the most expensive outdoor kitchen installations. Using an undercounter water heater will reduce cost by eliminating the need to run hot water from the house. The sink should preferably be stainless steel to reduce maintenance.

And since outdoor temperatures can dip below freezing in the winter, water lines should be run in a new plastic material called Pex. It doesn't freeze, and comes in blue and red to delineate hot and cold water lines. It takes a special tool to connect joints and fittings, but overall, it's much cheaper in the long run than replacing PVC after it splits.

Salus outdoor kitchen sink, Vesta fire table, Horta bench and dining table

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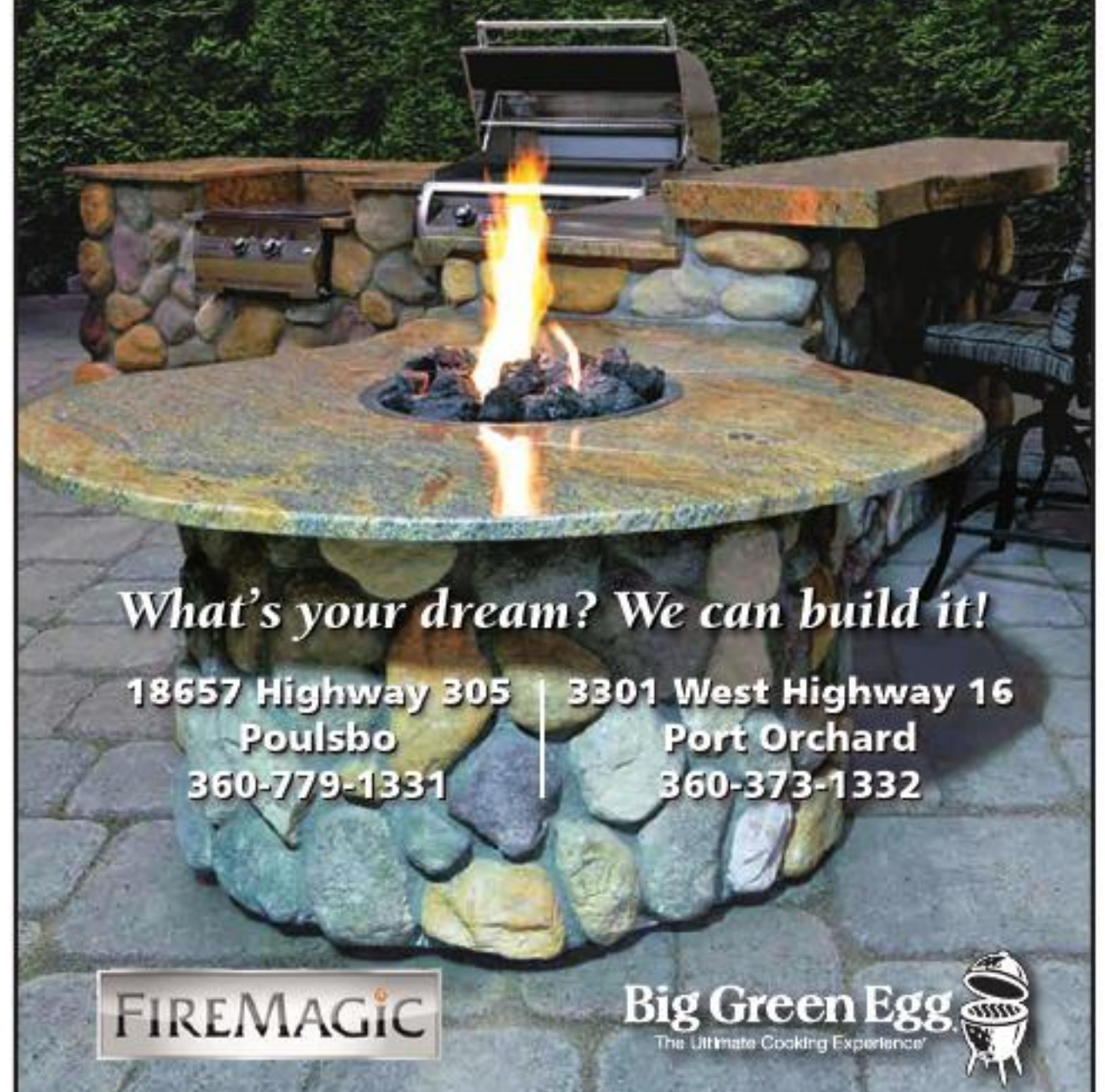
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Your Outdoor Room

Make it a fabulous spring and summer — with a thoughtfully-designed outdoor room and kitchen

When it's nice in the Pacific Northwest, there's no place nicer — especially in the summer, with sunrise before 5 a.m. and sunsets at 10 p.m. And being the outdoors people we are here, many of us want to spend as much time there as possible when the weather is nice — including eating and cooking.

So the idea of an outdoor kitchen and living area seems as natural as Puget Sound.

However, there are a few things to consider before embarking on such a project. For starters, building it under a covered area, and beefing up the flooring where you intend to put an island. Also run the electricity, gas and water first, because it's more expensive to install later.

Never, ever, build an outdoor cooking island from combustible materials — including plywood countertops covered with tile. While space may be at a premium, when you're designing your kitchen, plan your usable counter space carefully. For example, don't have grills and sinks butting up against each other, leaving no place for food preparation.

If your outdoor kitchen is any significant distance from the indoor one, build in adequate storage space for frequently used items like grill brushes, cooking tools, spices and paper towels, so you don't spend time running back and forth.

THE GRILL

Running gas lines, electricity and water to

an outdoor island is fairly expensive, so if you're on a tight budget, you might want to consider using refillable propane bottles to fuel your grill.

You'll also have a better chance of sticking to a budget by purchasing a high-quality grill. Cheap grills burn out much sooner than those built with high-grade stainless steel. Look for one made with 304-grade stainless — interior and exterior — because if the inside rusts out, you'll be buying a new one sooner than you think.

BRICK OVEN

The quintessential centerpiece for a luxury outdoor kitchen — the brick oven — doesn't have to be expensive. The easiest way to build a wood-fired oven is construct a small foundation — three masonry walls and a

FREE-STANDING

While this is a carry-over trend from last year, free-standing tubs remain among the trendiest fixtures in the 2015 bathroom. They've supplanted the energy-intensive jetted tub so popular just a few short years ago. Today's free-standing tub features lines, shapes and materials that definitely position them as 21st century.

For example, the square tub definitely sets itself apart with straight lines and right angles, with side faucets that allow you to stretch your legs as much as you want — something that has long been a frustration for many.

There are numerous other classic design choices, like seashells and dried coral, that add luxury without being overly "hotel-like."

NATURE

Reconnecting to nature is the overriding theme for 2015 bathrooms. Designs are moving away from industrial sanitation and back to the simple pleasure of bathing in the waters of a forest creek. Whether it's natural materials like wood or stone, a wealth of plants, or even vertical gardens, nature is in.

Use wood as your signature material by putting it along an entire wall. Add some stone for an interesting accent, and suddenly, you've brought the outside in, creating a natural haven right in your bathroom.

The natural bathroom of 2015 also means adding an abundance of plant life. Vertical gardens make good use of otherwise empty wall space. However, be sure to choose plants that thrive in moist environments and that clean up the air, and you'll experience a refreshing time bathing or showering.

LIGHT

Bathrooms have become places where designers experiment with lighting, and as LEDs become increasingly cheaper and more mainstream, it's easier to integrate interesting, localized lighting with color effects.

Tiny powder rooms seemingly gain space and beauty with careful lighting choices. For example, the right illumination can bathe the sink area in seeming rays of sunlight — even in the middle of the night. Indirect lighting from behind a wall also softens what could otherwise be very harsh light.

LED lighting behind semi-transparent material can accent colorful paintings and gorgeous hardwood, and you can even have lights in the bath (kind of like lights in the pool) that provide illumination from under the counter rather than just above.

TILE

What's in this year is the most outrageous, colorful tile for your bathroom. It no longer has to be black, white or beige. It doesn't need to be square or rectangular either. All it needs is to have personality and reflect your tastes.

There is nothing ordinary about colorful tile — it can be like taking a bath on a dance floor and can be pleasantly distracting. Colors like orange activate creativity, and everybody knows that some of our best ideas come while our minds wander — in the shower or in the tub.

The 2015 bathroom is bold, and bathrooms this year can be anything from traditional to definitely contemporary. As long as it's bold in some way — shape, color, lighting or materials, it will have instant design appeal.

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Baths

Sustainable trends in bath design for 2015

While the bathroom is typically a smaller room in most homes, that doesn't mean it should be neglected when it comes to décor. Besides increasing the value of any home, a beautiful bathroom just makes you feel comfortable, happy and relaxed — even when you're doing mundane things like taking a shower or putting on makeup.

Bathroom trends in 2015 are focusing on natural, sustainable design elements, as well as smart water management and statement materials and lighting. The 2015 bathroom avoids cramped or closed spaces, and is design-aware, showcasing signature features such as colorful tiles and custom counters.

Here are some of the more notable trends for 2015:

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CHECKING REFERENCES

This is the most overlooked and sometimes an uncomfortable part of the process. While it's human nature to not want to intrude on people's privacy or feel like you're interrogating the contractor's past clients, this is a very critical element in the process — and where red flags often pop up. Follow up with past clients to learn about what they liked and disliked. Some questions to ask:

- How accurate was the budget or bid? Was the contractor able to maintain the budget or come in at the bid price? Be sure to ask why, if they came in over. Did the past client make selections they hadn't anticipated, or were there changes that caused costs to increase?
- Did the contractor complete the job by the date promised in the contract? If not, were there special reasons, such as major weather issues or unforeseen problems?
- How would they rate their communication with the contractor? Were they able to reach the company easily, and were they kept updated regularly?
- Was the quality of craftsmanship as good as both promised and anticipated? Did they deliver on what they promised?
- What went wrong during the process, and how was it corrected or handled? This is an important question because when remodeling, unforeseen problems are not uncommon. How they are remedied can be much more important than the actual problem itself.
- Has the contractor taken care of any warranty items? Was it done quickly, correctly and completely?

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consult with your attorney for anything you have a question about.

- Building permits are required for most projects. Does the bid include permit costs and application fees? The same is true for design work. Make sure the responsibility for these costs is clearly spelled out in the contract.
- How do they handle changes after the contract is signed? This is extremely critical. Almost every project will have some changes due to unexpected issues that inevitably arise as the project progresses. If you change your mind about something, how is that addressed?
- Are you comfortable with the people you'll be working with, and feel you'll be able to communicate effectively with them? You'll spend a lot of time working with these people, so communication is a critical factor.
- Is a written warranty offered? Ask for a sample copy, discuss what is covered in detail with your contractor, and make sure all your questions are answered and concerns are addressed.



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- How many years have they been in business?
- Have they been in business under the same name during all that time? If not, why not? You want to hire an established contractor who will still be around if and when you need them, especially if you later decide to tackle additional projects.
- Are they registered with the state? Every reputable contractor has a state registration number. Ask for it. This is also your assurance the contractor is properly registered, bonded and insured.

You can check if the number is valid and current at www.lni.wa.gov. The site will also list any disputes or complaints lodged against that contractor; any judgments against the company; and if they've done so, how many times they have changed their business structure — a major red flag. Also check for bankruptcies.

Hiring an unregistered contractor isn't just asking for trouble, it's downright reckless. The price may be somewhat less than a reputable contractor, but the lowest price isn't always the best deal — especially when dealing with your home. For example, if there are problems after the job is finished — or it isn't finished — other than expensive legal proceedings, which often fail to recover any damages, you're simply up the proverbial creek without a paddle. And then there's the additional cost of correcting what isn't done right or isn't finished.

- For new construction, what price range of home has the contractor built most often? Be sure this is your price range by familiarizing yourself with what's available in that range ahead of time so you know what features your new home is most likely to include.
- For remodelers, what type of remodeling projects do they specialize in? A remodeler specializing in small bathroom remodels might not be a good choice for a major addition or kitchen remodel, so check what type of work they've done. Also, how long have they been remodeling? New construction and remodeling are very different, and experience is critical. You want to know your remodeler has the background and experience to anticipate the inevitable surprises inherent in

remodels ahead of time.

- Do they have a permanent business location? Whether it's a commercial office building, industrial site or a professional home office setting, an established location means the contractor has roots in the community.
- Ask for a list of trade and professional references. Make it a point to contact them to find out if the contractor pays promptly and is ethical and professional.
- What type of contract do they offer — fixed

price, cost plus or other? Ask about the differences, and ask for a copy of a sample agreement. If you have questions, review the contract with your attorney before signing anything, and make certain it includes all the work you want done. Verbal contracts are worthless.

- Do they provide detailed specifications, scope of work, written warranty and thorough contract documents? Be sure to ask questions about anything you don't understand or are not clear about. Again,

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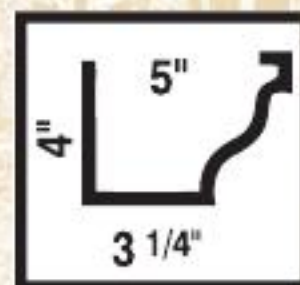
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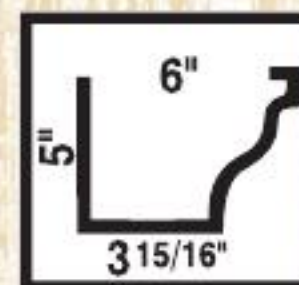
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Choosing Your Builder or Remodeler

The key to finding the “right contractor”
is asking the “right questions.”

You’ve come to the conclusion — perhaps somewhat reluctantly — that your home no longer meets your family’s needs. The question then becomes what to do about it. Answering that question basically comes down to three options:

- Build a new home
- Remodel your current home
- Buy an existing home

Which option should you choose?

On the surface, buying an existing home may seemingly be the easiest choice — but is it? No — unless you find the “perfect” home — and what are the realistic chances of that actually happening? Any existing home you buy will require something changed, so why not get exactly what you want and need?

Remodeling your existing home may actually be the best option — especially if you have waterfront or view property and your current location is highly convenient for your lifestyle. But what about all the horror stories you’ve heard about unscrupulous contractors, and your life being turned inside out during a remodel?

Finding the “right contractor” is the key. The Homebuilders Association of Kitsap County has a membership list that includes the best and most reputable builders and remodelers in the region. Check it out at www.kitsaphba.com.

There’s actually an easy, three-step process that will help you make the most informed decision in choosing a builder or remodeling

contractor. Like any worthwhile pursuit, you’ll have to invest a little time and energy, but the outcome will be worth it, saving you time and money — not to mention headaches.

ASKING THE RIGHT QUESTIONS WILL HELP YOU FIND THE RIGHT CONTRACTOR

Put together a comprehensive list of direct questions to ask each contractor. Make sure you ask each contractor the same questions — otherwise you won’t be able to compare “apples to apples.” Listen closely to the answers and don’t forget to take notes, so you have a basis of comparison at decision time. Some of the most important points to cover include:



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menu this year, why not look into adding some vertical drawers to your kitchen? There's no rule that says kitchen drawers have to be built horizontally, and if something comes along that makes life easier, why not incorporate it into your kitchen?

Designers are adding (and sometimes hiding) these tall drawers in the most unusual places, taking advantage of otherwise wasted wall space. This style of drawer also works well for those small and sometimes hard-to-store items like spices.

KITCHEN FLOORING

Flooring options for 2015 are simply amazing — particularly when it comes to the kitchen. Porcelain is going to be a popular flooring choice this year, especially for those with budget considerations.

Available in a wide variety of colors, patterns and textures, porcelain lasts as long, if not longer, than many other flooring options — despite the perception of fine china as the name suggests.

TILES ARE EVERYWHERE

Where kitchen design is concerned, 2015 is definitely looking to be the year of the tile. They're easy to install and available with colorful grouting options — why just use

them for a kitchen backsplash when you could cover an entire wall?

One idea to consider is tiling the interior of your kitchen sink — not only does it provide a water resistant surface, but allows for easy cleaning and it's pleasing to the eye. Colorful tiles in your sink add a fun style that allows you to incorporate bold hues you might not be brave enough to try on primary walls or backsplashes.

Colorful tiles will add the vibrancy that your kitchen décor was missing.

BRASS IS BACK

The gleam of shiny brass can turn your kitchen into a very elegant space. Think shiny brass pendants, brass knobs, handles and brass facets.

If a brassy shine is too much for your tastes, try toned-down copper details instead. Remember, sometimes the best décor trends are seen in the details, and your kitchen is no exception to this rule. Either way, these gold-hued metals are very “in” right now.

KITCHENS GET SMART

If you can't do it on your smartphone, then it can't be done, right? Well, for many this is true, which is why one current kitchen trend revolves around smart technology.

For example, the Anova Precision Cooker is a Bluetooth-enabled device that allows you to connect to your phone, search recipes and integrate the suggested cooking times and temps so that your food comes out perfect each and every time. Technology is becoming commonplace in kitchen design; look for “smart” technology in appliances that are controlled remotely from your phone to be everywhere in the very near future.

And with technology ruling our lives already, you'll also want to encompass charging stations for all your gadgets in the kitchen design. There are numerous hiding options that won't detract from the décor, so consider adding some unique technology to your kitchen, making it “smarter” in 2015.

Whether you decide to incorporate one or all of these fun ideas, it's time to give your kitchen that modern look and feel the most up-to-date ideas bring to it. The kitchen is the central heartbeat of your home, and putting some time, thought and energy into small upgrades can go a long way toward making it the haven it's meant to be for family and friends. With a focus on efficiency, functionality and personal style, you can't go wrong.

putting efficiency to work than your pantry shelving. Your kitchen pantry holds all your most essential kitchen items and should be a priority when it comes to the kitchen upgrade.

Pull-out pantry shelves don't just make your search for the right ingredient easier, they make it virtually painless. Shelves that pull out give you the ability to see everything at once and rearrange things just as easily.

Make this the year that you eliminate kitchen stress and kiss the days of digging in the dark goodbye when you're finally able to see what you actually have in that pantry and find things within seconds.

INDUSTRIAL LIGHTING

Your kitchen needs to be well lit in order to not only keep up with your culinary artistry, but also to provide the perfect setting for conversation and for mingling with guests.

Industrial-style lighting is a major trend for 2015. What does this style look like? There are wide variations, but here are some key elements to look for:

- Stainless steel
- Black steel
- Copper or brass
- Wire caging in place of sconces
- Clear glass and old-fashioned style light bulbs
- Rivets and other industrial hardware
- Industrial kitchen island

This year's hot kitchen trends have a very industrial bent thanks to popular cooking shows that exhibit industrial kitchens outfitted with restaurant-quality fixtures.

INDUSTRIAL KITCHEN ISLANDS

The island remains the center of the kitchen, but thanks in part to those same television shows, the focus of the island has shifted. Mobile kitchen islands are all the rage this year and there's clear reason why. Built with function and efficiency in mind, a mobile island gives you the flexibility of extra counter space where you need it, without restrictions on your kitchen floor plan.

Kitchen islands that can be moved present opportunities for space you wouldn't have with a stationary island. And the style of island has begun to reflect a more industrial standard with steel wheels and stainless steel shelves.

KITCHEN ISLANDS AS FURNITURE

Kitchen islands are becoming more than just a prep or serving station in 2015 — they



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are becoming home and decor furnishings. This year, transform your kitchen from culinary base to display case with the addition of a unique kitchen island.

Consider incorporating glass or mirror doors on island storage units, or refurbish an

old barn table into an island by adding lower shelving units for storage. Regardless of the style you choose, begin to look at your island as a style statement.

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Kitchens

Top 10 Kitchen Trends for 2015

In days past, the kitchen served one basic purpose — it was where meals were prepared and usually eaten. But the kitchen of the 21st century is a multi-functional activity hub. It has become a room that simultaneously allows restaurant-quality meals to be made while also acting as the center of all conversation, dining, social gatherings and festivities. It's where school lunches are packed, where Sunday breakfast as well as evening meals are cooked and shared, where family discussions are held, and weighty decisions are often made.

When it comes to building or remodeling, with so many options available, the kitchen product, color and material selection process

can often be quite daunting. There are more than a few of everything to choose from and many decisions to be made. Even the most excited, optimistic and upbeat customer may become overwhelmed by the numerous evaluations and choices required.

With that in mind, let's take a look at the hottest kitchen trends for 2015. They reflect the use of extensive color and have an upscale, but decidedly industrial, look.

BOLD COLOR

Daring is the 2015 key word, so this is the year to give your kitchen a bold upgrade. That means not being afraid to add more than a little color where you might not have expected it before. Sometimes it takes the use of

contrast to achieve the aesthetic you're shooting for — and bold colors are the "in" way to do that for 2015.

This year, try repainting your cabinets in a bold color like red. Bodacious colors naturally draw the eye in and create a focal point. Create contrast with matching appliances — large and small — in a complementary color or texture like stainless. Be sure to pull all of your primary kitchen features together in an upgraded and modern fashion by balancing those bold colors with lighter, neutral tones throughout.

HIGH EFFICIENCY

Efficiency is a serious kitchen trend for 2015, and there's no better place to start



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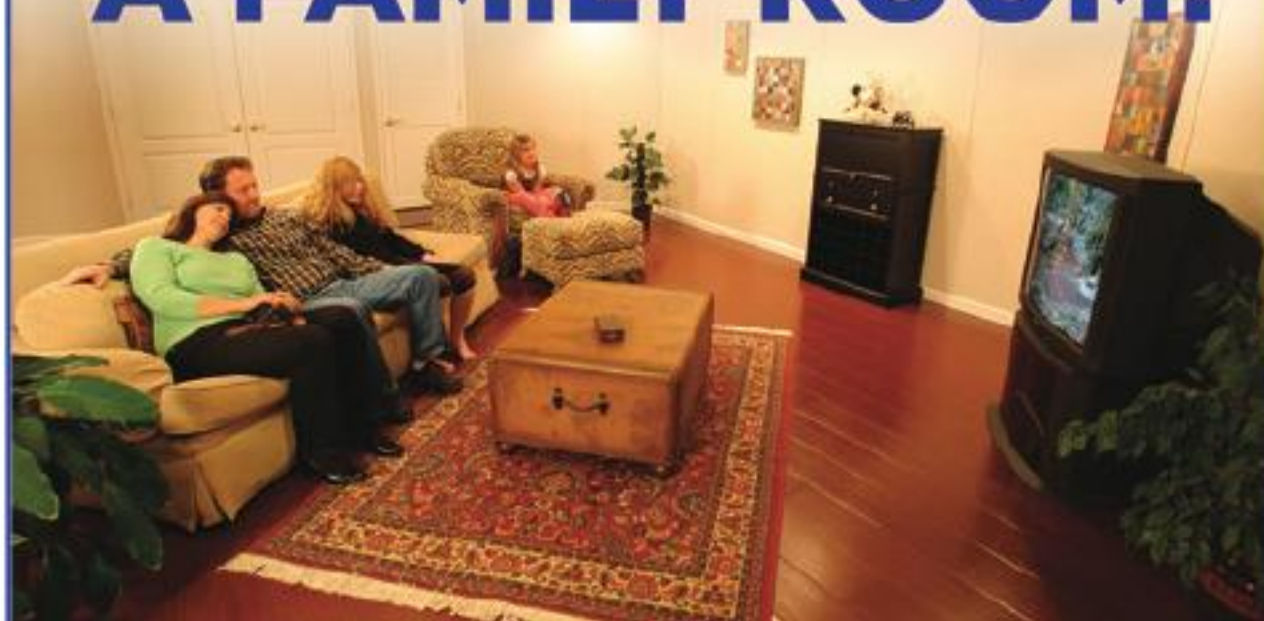
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Build & Remodel

On The Kitsap Peninsula

Welcome to the spring addition of the Build & Remodel on the Kitsap Peninsula. In this addition you will find information on the key contractors and vendors in our local area that you can turn to for your next building project. Whether your next project is a residential remodel, a new residence, or a commercial project you have a great resource to reference with this magazine.

As the season's change so too does the building industry. Not unlike the fashion industry, you must always keep track of the latest trends to stay competitive. The focus of the many articles and profiles is to highlight the topics pertinent to the current building industry. So if you're considering sustainable building practices for example, or just want to keep current with the building industry trends, you have come to the right place. The profile pages are also your first stop if you need to know quickly the type of projects a particular company or vendor has experience with.

The publishers have done a remarkable job with balancing the needs of a diverse group of building professionals. Build & Remodel on the Kitsap Peninsula is distributed twice annually in connection with the Peninsula Home & Garden Expo in the spring and the Peninsula Home & Remodel Expo in the fall. The profile pages are specifically designed to showcase the many talents and services offered within the building industry locally. As members or associates of the HBA of Kitsap County most of the companies showcased here are also available for reference at www.kitsaphba.com.

You have made a great choice in choosing the Kitsap Peninsula as the place to live and or run your business. So take advantage of the upcoming spring/summer weather and contact one of the trade professionals in this publication for your next project.

— Kevin Ryan, President
Home Builders Association of Kitsap County
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