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This is a publication produced by the Home Builders Association of Northern Michigan (HBANM), a 51-year-old nonprofit organization that promotes and supports the building trades industry in Emmet, Charlevoix, Otsego and Cheboygan Counties in Michigan. The HBANM provides resources, education, and networking opportunities for any business associated with the construction industry.

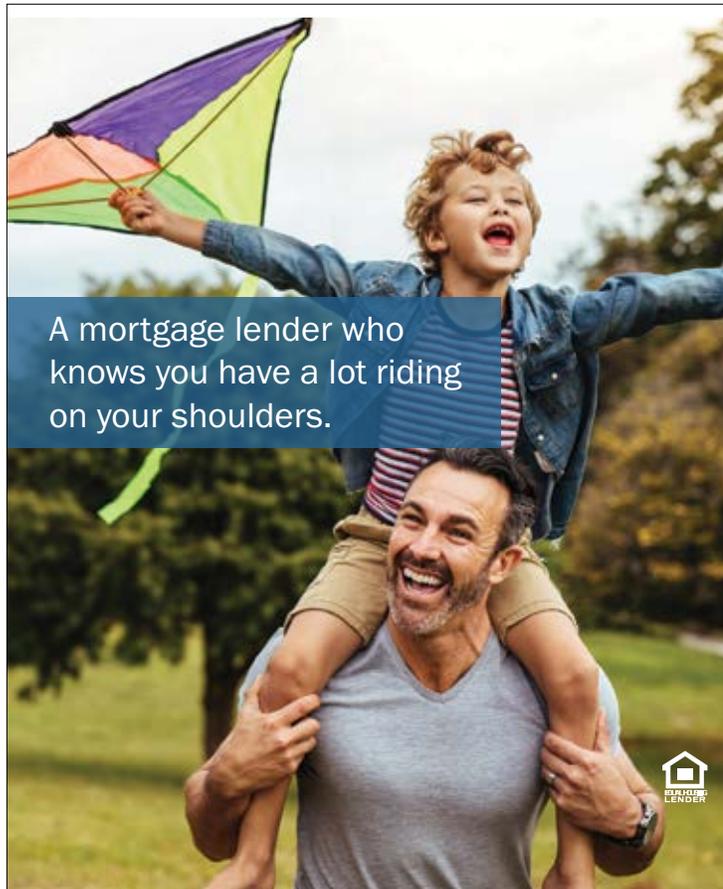
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Christine Cole, President
HBA of Northern Michigan
Regional Manager, DTE
Delegate, NAHB

Lyn Ann Reid, Executive Officer
HBA of Northern Michigan
455 Bay Street, Petoskey, MI 49720
info@hbanm.com | 231-348-9770



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So make your Michigan summer extend further into fall, and begin sooner in spring with natural gas!

Trends in Kitchen Design

By Janet Chambers

Kitchen and bath remodeling are still the number one projects homeowners tackle to not only enjoy their home more, but to add increased value to their home. To get the latest trends in kitchen and bath design, I interviewed Lindsey Thompson, kitchen and bath design consultant with Preston Feather Building Centers and Design Showrooms.

Q: What are you seeing in kitchen cabinetry selections today?

A: There has been a definite switch from all white kitchen cabinets to more bold colors and softer tones too, like off white instead of bright white. Cabinets often include two colors with either top cabinets in lighter tones and bottom cabinets in a darker color or the main part of the kitchen in a lighter neutral and the island in a bolder color like navy. Natural wood is also coming into our new kitchen designs as homeowners want the feel of the outdoors. Quarter-sawn white oak cabinets are very popular as they impart a modern rustic feel with their tight grain. And walnut cabinets are a beautiful wood that is very popular.

Q: How have kitchen plans changed?

A: Kitchen designs today include large islands with lots of seating. Many homeowners no longer want a kitchen table but instead opt for seating at a kitchen island where everyone can mingle with the chef. In addition, kitchen islands are often designed to look like furniture with decorative molding and can be designed using a different color than the rest of kitchen.

Q: What are the trends in backsplashes?

A: Backsplashes are very personalized with so many options available to homeowners, it is a great way to add patterns and color with tiles. What we are seeing a lot in kitchens often include the same material as the countertop for a nice flow from the counter up the wall. So, if the countertop is quartz, the same quartz comes up the wall as the backsplash. This offers a fresh-stylish look and the surface is easy to clean.



This Preston Feather designed kitchen shows many trends mentioned in this article: a backsplash that flows up from the counter, natural wood features, center island designed to look like furniture, and interesting soft brass lighting.

Q: Has kitchen hardware changed?

A: Yes, we are seeing more of a soft-brass look to kitchen hardware which is very different than the bright brass look popular in the past. We are also seeing mixed metal finishes as well, so if the pulls are a soft brass maybe the light fixtures are a flat black. This brings visual interest to the space. Hardware is like jewelry to a kitchen; have fun with it!

continued next page

Q: What are some ways a homeowner can research ideas for their kitchen remodel?

A: Online platforms like Pinterest® and HOUZZ® are great places to get ideas. Many homeowners come to our showroom with their digital devices and show us images of projects they like. With so many choices out there, it helps them narrow down selections before meeting with a designer.

Q: What is the process for a bathroom or kitchen design with your company?

A: Once we help narrow down design ideas and colors with clients, we like to start with a discussion of their budget. There are many types of cabinetry and we want to make sure we show products that fit the budget. Next, we discuss the floor plan and the clients' ideas about flow, appliance location and seating. If walls are being removed, we may also bring in the contractor or architect to have a better understanding of the kitchen or bathroom footprint. Our team then puts together a 3D design which can be tweaked as needed. From here, an estimate can be created.

Q: What are other popular kitchen features?

A: A microwave drawer is very popular, especially ones mounted in an island so it is lower and more accessible for kids. New homes particularly are adding very robust kitchen pantries that may include decorative features like wallpaper and lots of open shelves with special lighting.



Microwave Drawer

Q: What trends do you see in kitchen appliances?

A: We are seeing less ice makers and trash compactors and more wine fridges and built-in coffee makers. Homeowners want dedicated areas for bars and coffee so the chef is not interrupted in the cooking space. Induction cooktops are very popular since they are more energy efficient and safer; the burner area on the glass top is hot to touch but can't burn you. Smart appliances with built in WIFI are a must for most luxury homeowners



Q: What trends are you seeing in kitchen and bath lighting?

A: I attended the 2022 Kitchen and Bath Industry Show and was amazed at how lighting has taken on new dimensions. Not only are lights placed under cabinets but they are now in cabinets, under toe kicks, inside deep pantry cabinets, and inside drawers to better illuminate what is inside. LED lighting has allowed fixtures to become works of art and take on different forms and shapes.

Q: How has the supply chain affected product acquisition?

A: We definitely have longer wait times for cabinets and any custom materials. While the supply chain is getting a lot better, cabinets, for instance, may take 3-4 months to arrive. And hardware like hinges and drawer pulls mostly come from overseas so these are often backlogged. Appliances can take up to 12 months to be delivered due to so many appliance components coming from overseas.

Lindsey Thompson is a kitchen and bath design consultant with Preston Feather Building Centers & Design Showrooms.

www.PrestonFeather.com

Photo Credit: Preston Feather Building Centers and Design Showrooms

Protect Your Pet

with Invisible Fencing

By Teri Ostenskowski, Dog Watch by K9 Fencing

While a fenced yard can protect your pet, a wood, chain link or wrought iron fence may not be the best solution. Physical fencing always allows the possibility of gates being left open or your dog jumping over, chewing through or digging under it. A better option may be invisible fencing which is preferred by many homeowners who don't want the look or maintenance of physical fencing.

With hidden fencing, a "boundary wire" is buried a few inches under the ground around the area where your pet can roam. This boundary wire carries a harmless, low level radio signal from a transmitter installed in your house or garage. Your dog will need to be trained to recognize the boundary area which is marked with flags. Pets wear a special receiver collar that recognizes the radio signal. As they approach the buried wire the receiver emits a warning signal. If your pet gets too close to the wire they will receive a mild but safe "stimulation", called a correction. With training your pet learns to stop at the warning signal.

Homeowners are often surprised to learn that a hidden fence almost always costs much less than traditional fencing. While hidden fencing cannot keep others dogs out, it will keep your pets confined to your yard.

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Building Affordable Homes in Northern Michigan

By James Dawley

With a growing housing shortage pushing away working families and individuals, and the cost of housing rising steeply during the pandemic, the team at Northwest Michigan Habitat for Humanity (NMHFH) recognized the need for affordable housing was bigger than ever. The fluctuating housing market paired with the sky-high cost of construction dramatically complicated the construction of residential housing, making affordable homes for those living in Northern Michigan nearly impossible to find. With a mission to build affordable housing, our team at NMHFH began working on a way to increase our building capacity to combat the housing crisis. An aggressive building project called Foundations For Our Future, was launched.

Foundations for our Future is the largest building campaign in Northwest Michigan Habitat's history. Through this campaign, we plan to build 43 new homes in the community by 2025. To build these homes, NMHFH is working to raise \$5 million in capital to fund the construction of the first two phases of home builds. NMHFH builds homes and then sells them to

qualified program partners so we can grow our capital to fund the upfront construction costs, then recapture these funds through the sale of the home. By reaching a \$5 million goal, NMHFH will be able to fund the construction of multiple homes, and the sale of these homes will then fund the next phase of construction. In this way, the \$5 million raised by NMHFH will allow us to complete over \$12 million in construction!

To increase efficiency, NMHFH has begun utilizing high-quality, indoor-built modular homes which are constructed in Bay City and delivered to a Habitat site. The home is then completed by Habitat's construction team and local volunteers. This has allowed NMHFH to build homes twice as fast while still maintaining energy efficiency and accessibility standards.

While this campaign focuses on home builds through 2025, the Habitat Team sees this funding model as an opportunity to permanently increase our building capacity. NMHFH has traditionally built anywhere from one to four homes per year. Through this campaign, we are able to increase our

builds to 13+ homes per year, providing a capacity growth for the organization of almost 400%!

Of the 43 homes being built through this campaign, 32 of them are being constructed in the Meadowlands Subdivision in Alanson. NMHFH acquired this property through the support of a generous donor, and this donation, paired with the utilization of modular homes, allowed the organization to plan a large-scale housing development. The other homes being constructed through this campaign will be built across East Jordan, Boyne City, and at other properties in Alanson. We also partner with the Pellston High School Trades program for a stick-built home that is constructed by the students over the course of the school year.

Aside from providing affordable homeownership opportunities for residents in Emmet and Charlevoix Counties, these homes will make a big impact on the communities themselves. We estimate that the new homes will increase the property tax base by roughly \$8,715,000 and invest more than \$8 million in the local economy through construction materials and employment.



The homes built in the Meadowlands Subdivision will be sold to different households at different income levels to serve the “missing middle” and create a mixed-income community. Recent Habitat homes have been purchased by nurses, teachers, trades workers, dental assistants, and many other essential workers within the community. Habitat homes help businesses retain local workers and empower working families to build equity through homeownership.

As of August 2022, NMHFH is over halfway to its \$5 million goal; we are seeking the support of the community to help raise the rest of the funds needed. Northwest Michigan Habitat for Humanity is funded almost entirely by local donations from private individuals and foundations. At least

85% of the funding comes from local support, with the rest coming from competitive grant opportunities. Donations to this campaign are reinvested multiple times in the community through the building and selling of homes, which means that community support makes a great impact on funding affordable housing.

About the Author: James Dawley is a project manager with Northwest Michigan Habitat for Humanity and a board member of the Home Builders Association of Northern Michigan. For a tour or a presentation on the Meadowlands subdivision, or to make a donation, contact www.northwestmihabitat.org or call 231-348-6926.

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Bring New Life & Entertaining Possibilities to Your Home with a Kitchen or Deck Remodel

By Jay Sackrider

We all know that a house isn't a home without the proper places that inspire gatherings. From a couple's casual weeknight dinner to big extended family holiday parties, great memories are made in places like a spacious kitchen or picturesque deck.

A kitchen transformation

This Bay Harbor family wanted to be able to enjoy more time together at their lakeside home, particularly in their open-floor plan space which combined a kitchen, dining room and living room. As you can see from the before photo (next page) the kitchen originally housed a small island with wood cabinets surrounding the room. Although it served the family well over the years, they were ready for an updated look.

McBride Remodeling led the design team to assist the family in opting for lighter, brighter colors that combined contrasting cabinetry and eye-catching textures to provide a delightfully warm, welcoming feel. The result is a fresh, airy look that is both modern and cozy.

Cabinets can bring a kitchen to life

Our clients were ready for a brighter aesthetic. This took the form of upper cabinets in arctic white, paired with light blue glaze maple lower cabinets. Nine of the uppermost cabinets feature gorgeous mullion glass doors with blue interiors. These are accented by interior lighting. We added LED tape lighting under the cabinets for additional glow.

With cabinetry, every detail matters, so we made sure to add soft closures to the cabinets with concealed hinges for a more updated look. This streamlined style was carried over to the refrigerator which received matching panels to give it a built-in, modern look.

An island can create a gathering space

Our clients craved a place to entertain and enjoy meals with the family. Their before kitchen didn't allow for this option. To address this need, we provided an expansive center island with a contrasting Carrara quartz countertop in zodiac blue. To maximize the island's functionality, a gas cooktop was added along with a prep sink and plenty of interior storage options including open shelves.



The remodeled kitchen is pictured at left. Pictured above is what the kitchen looked like before it was remodeled.

As the after photo (at left) shows, the centerpiece of this remodel has to be its stunning custom-made range hood. To make this piece happen we first had to address all structural implications of cutting into the ceiling and rafters. Once this was completed, it allowed for the installation of this gorgeous 42” range vent hood made with a batten mold pattern and painted in white glaze.

Special small touches make a big design difference

Many homeowners overlook the ceiling when formulating a kitchen redesign. This can be a great space for adding extra detail. In this kitchen, we used tongue and groove ceiling paneling throughout the kitchen, dining room and living room. This adds texture, warmth and draws the eye up, a trick to making any room feel larger.

Maximize Your Outdoor Entertaining Spaces

Sometimes a home doesn’t need a complete overhaul to bring an updated look that provides more enjoyment to the entire family. Our Charlevoix homeowners have a breathtaking lakeside home. With a few updates, they are now able to relax and enjoy their home’s potential so much more.

Falling back in love with a lakeside deck

To give this home an exterior refresh, we added a new deck with the goal of enhancing the views of the lake that the deck overlooks. We accomplished this by swapping out their pre-existing railing with a composite railing with glass windows. This is a great option for providing maximum safety without obstructing views while seated. To create a low-maintenance, long-lasting

deck, we used composite material that is both aesthetically appealing and durable enough to take on Michigan’s harsh winters. We finished the look of the deck off with new waterproof trim that matches the existing trim of the rest of the house.

Enhancing outdoor views bring the beauty of nature inside

Can you think of any better backdrop for a room than a breathtaking lake view? We wanted to ensure our clients were able to enjoy every bit of the natural beauty around them. With four entrances to the new deck, we updated each with new patio doors, along with new windows on the surrounding transoms and gables with composite windows. The exterior refresh was completed by updating all of the lakeside windows to ensure every view was perfect.

About the Author: Jay Sackrider is currently transitioning from manager to owner of McBride Remodeling. Having been in the residential construction industry for close to two decades, he looks forward to moving McBride Remodeling forward on a path of continued relationships that will last for generations to come. As McBride celebrates its 40th anniversary in 2022, Jay is already looking forward to McBride Remodeling’s big 50th!
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Photo Credit: McBride Remodeling

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Trends in Flooring

Floor coverings have changed quite a bit in the last few years as homeowners opt for easy living spaces that can take a beating from kids, pets, and sandy feet. Choices include luxury vinyl planks, laminate, concrete, pre-engineered wood and even cork. Also trending are wide-plank tiles that look like wood.

Wood and stone look-alike flooring

For a bright contemporary interior look, homeowners are turning to wood and stone look-alike flooring. These types of materials offer tons of choices in color and texture and can add elegance to a home space.

Flooring tones

Darker flooring is becoming popular as it helps to set off furniture and makes a room feel warm and cozy while providing a traditional look. Light-colored floors are enjoyed for their ability to make a space feel bigger and more open. If you prefer lighter woods, bleached woods offer a good option.



Patterned tiles

Bathrooms, kitchens and hallways are great spaces to use patterned ceramic or vinyl tiles. Patterns such as the Chevron or Diamond are popular.

Natural materials

As homeowners bring more nature into their homes, wood flooring that still contains some imperfections or looks distressed is popular. Finishes with knotholes or ingrained scrapes and scuffs help achieve a unique texture that offers a handcrafted appearance. Some flooring shows intentional wear and weathering. Oiled or stained dark woods are also very popular. White Oak flooring takes stain or color well and will hold up nicely in high-traffic areas.

Plank flooring

Plank flooring in wood, vinyl or tile tends to be longer and wider than in the past. This creates fewer seams and makes a room look larger.



Photo Credit: Edgewater Design Group

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Are you insured if **YOU RENT** your home or condo?

By Jenny Brower

For years seasonal homeowners in our area have occasionally rented their homes for a few weeks each year to extended family, friends or short-term renters who return annually. Renting may be a great way to generate additional money to pay the high taxes on resort property.

Today, homeowners have many options for listing their rental, from rental management companies to online rental services. This is known as a short-term rental. While it is a great way to leverage a home for additional income, you need to be sure that your insurance policy provides coverage for the additional rental exposure. Regardless if it is a room in

your house, a trailer on your property, or even a separate guest house, you must be sure to match your insurance policy to the risk you're taking.

Check with your insurance company about your coverages

Many short-term rentals can be covered on a home insurance policy for an additional charge. Without

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this rider on the policy, you will not be protected from damage to your property even if it's not caused by your renter. Large claims involving short-term rentals and the entire loss of condo buildings have been denied by insurance companies because a condo involved was not owner-occupied at the time of the loss and lacked the proper endorsement for being rented. Both property damage and liability claims can be denied due to exclusions in the policy for rental occupancy. Property rental is deemed a business exposure, and business risk is commonly excluded from a personal insurance policy, such as a home or condo policy.

Guard against gaps in your insurance coverage

While online vacation and short-term rental companies may provide insurance—such as liability and property damage for third-party claims when the rental is booked directly through their website—you are only

protected up to the stated liability limits. Without your own policy being adjusted for the rental, there can be gaps in your insurance protection. Waiting until you have a loss or damage is not the time to find out what your policy covers. A simple conversation with your agent can give you options and security in knowing your policy is protecting you.

Consider this: An excessively bad bodily injury loss occurs on your property. The medical bills exceed what the short-term vacation rental company provides in insurance coverage. You are stuck with the remaining balance of the medical bills.

Look into non-owner occupied policies or rental dwelling policies

Short-term rentals need to be written on a policy that can be endorsed for incidental rental. If your policy is one that cannot be endorsed based on how much you are renting the home (or other circumstances which may make

it ineligible for that type of policy), there are other policy options that can provide coverage for your use as well as the short-term rental. These policies are known as non-owner-occupied policies or rental dwelling policies. An example would be a home property titled to an LLC and not owned personally.

In addition, sometimes short-term rental homes may need to be covered by a commercial policy. A simple conversation with your insurance agent will help you navigate the choices and options for your unique situation.

We understand you want to make some extra cash from your short-term vacation rental, but we want you to have all the facts to make sure your financial endeavor is properly protected.

About the Author: Jenny Brower is in personal insurance sales and risk management with Harbor Brenn Insurance Agencies. www.harborbrenn.com

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Keep Your Garden Beautiful with deer-resistant plants

By Janet Chambers

Designing a garden around your home can be challenging in Northern Michigan due to the large deer population. The deer have gotten used to us “humans” and have been known to eat plants on porches and chomp away at potted plants close to a house. Nick Cluley and Colin Taylor from Drost’s Greenhouse and Nursery in Petoskey have provided some tips on ways to keep plantings safer from midnight munching by our hungry local white-tailed deer.

“A consideration when selecting plantings is thinking about how much work the gardener is willing to do in the garden,” commented Nick. “Some deer-resistant plants need a lot of pruning and others are very low-maintenance. And, while there are many deer-resistant plants, no plant is 100% deer-proof,” said Nick.

Colin noted that Northern Michigan provides a moist environment with rich soil making home gardens very attractive to deer. “Think about where your plants will be located since plants closer to your home are less likely to be eaten,” Colin said.

He suggested that if you live in the country, try to keep a lot of space between the forest and the garden or erect a fence. “We also suggest keeping bird feeders away from gardens since the deer may see them as a great food source and then munch away at the nearby plants.”

“Country deer can be very different from city deer in their habits,” commented Colin. City deer may have a wider appetite for plants around homes since they have limited choices. Forest deer have access to a variety of food

sources and may just visit periodically for a late-night treat. Colin suggested keeping the garden free of plants known to be deer favorites, such as Geraniums and Zinnias. “When a deer spots a plant they love, they are likely to eat other plants in the vicinity,” said Colin.

Nick and Colin also recommended using barriers to stop the deer from coming into the garden or around the plantings adjacent to the home. “A physical defense like deer fencing draped over plants is fairly effective but doesn’t look great,” said Nick. They noted that deer-off-type sprays can work well but also require vigilance by the homeowner in spraying plants frequently. Tall fence posts strung with a thin wire or fishing line can also be effective at keeping deer out.

In general, both Colin and Nick agreed

that there are certain types of plants deer do not like, such as plants with fuzzy leaves like Lambs' Ear, Brunnera, or Lady's Mantle. Deer don't like plants with prickly leaves or prickly parts. Deer also tend to dislike plants or shrubs with a strong odor such as the many varieties of Verbena, Sumac, and Russian Sage. And deer tend to stay away from plants with strong astringent flavors such as those found in Chives, Mint, or Parsley. Flowering plants disliked by deer include Peonies, Beebalm, Foxglove; and Monkshood to name a few.

Flowering plants like Hydrangeas are very common around Northern Michigan homes. The Drost landscape team noted that the deer tend to like the Annabelle Hydrangea varieties but stay away from a broadleaf variety, such as *H. macrophylla* or *Serrata*.

There are also several shrubs that tend to be deer-resistant. Boxwoods hold up fairly well and so does Viburnum. Bushes and evergreens like Juniper and Spruce are less likely to be eaten by deer; however, they should be protected in heavy deer areas for the winter months. A ground cover called Russian Cyprus is an evergreen conifer that deer will avoid and *Pachysandra* is also a nice ground cover that is not favored by deer.

The abundance of deer in our area will continue to find home gardens very tempting. By planting deer-resistant varieties, putting up barriers like fencing, and reducing the number of plants in your garden that deer are known to like, you can still enjoy a beautiful yard and garden with limited worries about the deer turning it into a smorgasbord.



Nick Cluley (L) and Colin Taylor from Drost Landscape Greenhouse and Nursery

www.drostlandscape.com

Photo Credit: Drost Landscape

Deer-Resistant Plants for Northern Michigan Gardens



Russian Sage



Hydrangea serrata 'Tuff Stuff'



'Chardonnay Pearls' Deutzia



Itoh Peony



Ligularia Stenocephala
'Little Rocket'



Lady's Mantle



Syringa 'Bloomerang' / Dark
Purple / Reblooming Lilac



Ornamental Grasses

Q & A WITH TOM GALLAGHER

Owner of Harbor Springs Excavating

By Janet Chambers

Q There has been a lot of shoreline erosion in Northern Michigan over the last year. What are some of the solutions?

A Shoreline erosion is complicated, but it can be broken down into two basic descriptions for the purpose of discussion: sheltered locations and non-sheltered locations. Locations with the least risk are sheltered locations that often have long, shallow shorelines that help to absorb wave energy. Over time, erosion can occur but with proper planning, these shorelines can be rebuilt with natural restoration efforts involving plantings and some placement of stone. Non-sheltered locations are more exposed sites where wave, ice and boat traffic erosion is prevalent (Great Lakes and larger inland lakes.) These sites usually require placement of an engineered-protective system consisting of various-sized stone to absorb wave and ice impact and minimize the wave energy as the water hits the shoreline and then flows back into the lake.

Q When excavating a site to build a home, what is your process?

A The process with the builder or homeowner begins with a visit to the site to review how the intended use fits the topography of the site. From there a “walk through” to see that the placement of the driveway, septic system or sewer line, water supply or well, and the home itself are all compatible with the owner’s vision. At our company we can take the site from clearing and topsoil removal to a final product that can include a landscape plan and completion of any hardscape the owner would like completed.

Q If someone has a gravel driveway or road, what yearly maintenance is needed?

A Maintenance of a gravel driveway is driven by aesthetics and the shape of the area, such as how steep or flat the area is, whether it is well drained or poorly drained, the quality of gravel, and other issues. Steep drives are the worst to maintain and can easily require not only annual maintenance, but other maintenance if there is damage from heavy rains. If a road owner wants to perform “do it yourself” work on flatter driveways, we can deliver the road products




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for the owner to use in repairing potholes or edge repair. For larger driveways, our crew can bring in heavy equipment and re-grade the surface adding stone as needed to keep the driveway in “like new” condition. If the owner wants an upgraded surface, we can add a couple of inches of “Afton Stone” over the existing road gravel for a firmer surface that both looks better and last longer.

About the Author: Tom Gallagher and his wife Jaci have owned and operated Harbor Springs Excavating since 1984; they are now in the process of transferring ownership to their son Greg. The company has grown from four employees to over 30 employees today, many of which have been with the company for 20-30 years. Along with both residential and commercial excavating services, the company provides shoreline protection, retaining wall construction, riding arena and other sporting field construction, and landscape design to compliment earth work projects.

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Before

Shoreline restoration project by Harbor Springs Excavating.



After

Photo Credit: Harbor Springs Excavating

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Deck Planning & Materials

Expand your outdoor living

By Dustin Hart

There are so many decking materials on the market today it can be a little daunting to homeowners as they review material choices for their project and budget. Here is a short review of the main decking materials available and some of the pros and cons of the various choices.

The first phase of a deck project is to have a sketch, or ideally, a set of professional design plans, that map out your project. You will want to consider the following options for your project: How will the space be used? Will you be eating outdoors, watching sunsets, or sitting around a firepit? Do you plan to cook outside and need space for an outdoor kitchen? Do you need built-in seating?

For elevated decks, your plan should include steps to the yard or beach. If

the steps are used at night, consider built-in lighting that can illuminate the steps and rail posts. A railing is required for any deck that is 30 inches above grade and railings need to be 36 inches in height. Railing options range from horizontal cable or glass railings that allow the best see-through to the yard or lake to all types of spindle railings.

Aesthetically, how do you want the deck to blend with the home design? Pergolas can add nice design elements and screened porches can be built with retractable screens. The color of your decking and railings should flow nicely with the home design as well.

When it comes to decking materials, there are many choices including wood, composite, PVC, mineral-based decking and Zuri premium decking. While many

homeowners are familiar with the brand name TREX®, this is just one of many types of composite decking materials.

Wood Decking

Lower-cost pressure-treated lumber is the least expensive decking material and is widely available. We also install thermally-treated hardwoods and more expensive exotic woods like Cyprus and Brazilian hardwoods. Wood decks generally need more maintenance than man-made materials like composite, PVC, or mineral-based decking materials.

Composite Decking

Traditional composite decking is a man-made building product that includes an approximately equal mix of recycled wood fibers and recycled plastic. Because composite decking products are so durable and impervious to rot, they have a much longer lifespan than wood decks. Specialty composite



materials also include Rice Hull Composite decking which is a combination of salt, rice husks, and mineral oil. This decking material is 100% recyclable and is gaining in popularity.

PVC Decking

General PVC decking is composed entirely of polyvinyl chloride and contains no wood. PVC decking is a more expensive option in the decking industry, but it provides significant fade and stain resistance and lower maintenance requirements compared to other products.

Mineral-Based Premium Decking

Deckorators® mineral-based composite (MBC) decking is the strongest decking in the world, and one of the most stable options on the market. It is made of a blend of advanced plastic polymers and durable minerals which are combined and then stretched (pull extruded).

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Zuri® Decking is a premium brand of PVC decking made by Royal Building Solutions. It is quite different from other PVC-type products in that the decking boards have three layers and are similar to laminate as they have a photo-realistic print that looks like real wood grain on the surface. That print is covered by a layer of co-extruded clear acrylic while the core is made from a PVC substrate.

In summary, it is important to work with an experienced deck-building contractor when planning and building a deck. Building permits are needed in most cases, and a deck contractor will make sure your quote includes a 3D design plan, materials list (decking, fasteners, railing, lighting), and all labor and ground preparation costs.

About the Author: Dustin Hart is the sales manager of Renew it Decks and Outdoor Living, the largest deck specialty builder in Lower Northern Michigan. www.renewitdecks.com

Photo Credit: Renew it Decks & Outdoor Living



HBANM members celebrate milestones

By Lyn Ann Reid, Executive Officer, HBANM

The Home Builders Association of Northern Michigan celebrated our 50th anniversary as an organization in 2021, weathering a major downturn in the economy in the 1990s and two COVID-19 pandemic years. Many of our members have also weathered a changing economy, brought in the next generation of company leaders, and adapted to new building codes and building materials while growing their businesses.

We would like to recognize the members, listed on the right, for their longevity, adaptability and solid growth as they celebrate milestone anniversaries in 2022!

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Docks & Walkways

enjoying life on the water

By Greg Welch

Northern Michigan has wonderful lakes and waterways to enjoy. Accessing these areas safely, however, takes planning so that boat toys are properly stored and dock users are comfortable.

When we work with clients on a waterfront plan that may include docks, walkways or a boat lift, we usually visit the site and talk to the homeowner about their vision. Areas we explore include:

1. How is the water accessed from the house and where are walkways or stairs needed?
2. Should our design include accessibility attributes like ramps for people with mobility issues?
3. What is the terrain like by the water, i.e. rocky, sandy, or marshy? How is the shoreline accessed?
4. How will the family be using the area and what types of water “toys” are planned, such as boats, jet skis, paddleboards, or kayaks?

Once we have done this research, we design a dock and/or walkway system that meets the family’s needs. At our manufacturing facility in Indian River, Michigan, we then build the dock and/or walkway components using primarily vinyl materials, although we also build wood structures.

The dock sections often come as 4’x10’ pieces for easy installation by a dock installer. Most docks are made with

either Gorilla Decking or classic dock decking which differ in terms of price and available colors.

Dock options can include a boat lift or storage racks for all the water toys like paddleboards or kayaks. Some people add a Head House which is an aluminum frame covered with canvas to go over seating areas or boats. Other popular accessories are ladders, cleats, and lights.

About the Author: Greg Welch is the owner of Michigan Lake Products, a northern Michigan company that manufactures docks, walkways and railings. www.michiganlakeproducts.com



Photo Credit: Michigan Lake Products



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www.tjmarblegranite.com
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www.whitepineselectric.com

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www.wolverinecabinets.com
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