

BOWLING GREEN

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**Last Chance to
Save: Leverage tax
credits for energy-
efficient home
upgrades**

**Easy
Snack
Bars for
a Pop of
Energy**

**Pediatric
Growth
Hormone
Deficiency
(PGHD) 101**

**Empowering Seniors
for Safer Online
Experiences: 6
Practical Safety Tips for
Caregivers and Families**

**Resilient
Home
Upgrades**

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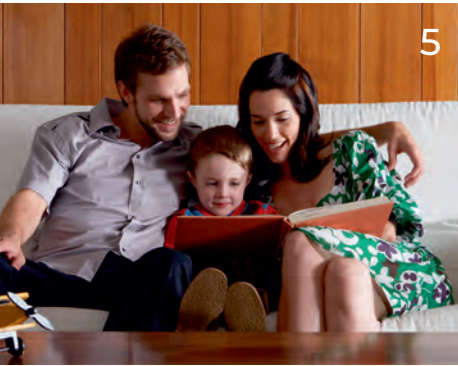
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LAST CHANCE TO SAVE

LEVERAGE TAX CREDITS FOR ENERGY-EFFICIENT HOME UPGRADES



Photo courtesy of Getty Images

Homeowners still have time to take advantage of a federal tax credit of up to 30% of the cost of eligible energy-efficient home improvements. The Energy Efficient Home Improvement Credit (also known as the 25C tax credit) can help offset the expense of updating or upgrading major home systems while also lowering energy consumption.

Understanding the 25C Tax Credit

Homeowners in the United States may be eligible when they install qualifying energy-efficient equipment in their primary residence such as all-climate electric heat pumps, insulation, windows and other improvements. The credit is subject to some limitations; for example, a homeowner can only claim up to \$2,000 per year for a heat pump. The installation must be an addition or improvement to an existing home, not a new home, and can be used in combination with other tax credits or incentives such as local, utility and federal incentives and IRA programs.

The current version of this tax credit was implemented Jan. 1, 2023, and expires Dec. 31, 2025. In addition, rising energy costs and potential regulatory changes in 2026, such as updated guidelines on refrigerant, make late 2025 a strategic time to upgrade systems.

Smart Ways to Use the Tax Credit

Generally, energy-saving upgrades are some of the most common home improvement projects because they enhance the home's overall function while increasing the potential for cost savings on energy bills.

Some qualifying upgrades do double-duty by enhancing the home's curb appeal while reducing energy requirements. Common examples include windows, skylights and exterior doors.

Insulation and air sealing materials such as caulk and weatherstripping are also common choices, especially in older homes where insulation may be below current standards and settling has created gaps for air leaks.

Another common selection for homeowners looking to take advantage of the 25C tax credit is climate control systems, and an increasing number are turning to all-climate, all-electric heat pumps. One major reason is their high performance when it comes to energy efficiency. According to the U.S. Department of Energy, today's heat pumps can reduce electricity use for heating by 65% compared to electric resistance heating. In fact, Mitsubishi Electric all-climate, all-electric heat pumps have an efficiency rating at 260-490% compared to traditional systems at or below 100%.

In addition to their proven track record, contrary to a popular misconception

that all-climate heat pumps are only for milder regions, the systems can operate quite effectively in both high heat and extreme cold. As a result, they provide homeowners with greater comfort and control of their indoor climate.

Take Steps to Beat the Deadline

If you're a homeowner planning to make upgrades and claim 25C tax credits, now is the ideal time to get your project underway.

- Choose qualifying equipment. While some brands' complete product lines meet the qualification criteria, others do not. Do your homework to ensure the model you're installing is eligible for the credit. Your salesperson may be able to provide information, or you can visit the manufacturer website or contact the manufacturer directly for details.

- Work with a certified contractor. Many reputable brands, including Mitsubishi Electric, offer a contractor network with highly skilled, knowledgeable and reputable installers.

- Save your receipts to file. When you prepare your 2025 tax forms, you'll need to complete IRS Form 5695. Specifically, you will need to provide the manufacturer's pin number and other details about your purchase, including proof of purchase.

Find more tips to get started on a tax credit home upgrade project at mitsubishicomfort.com/inflation-reduction-act.



Snacks are a staple in the American diet. If you often find yourself eating while on the go, you know how important it is to keep your energy up without sacrificing nutrition with quick, convenient meals and snacks. Whether you're commuting to work, dropping the kids off at school or heading home from a workout, whole grains, granola and protein offer nutrients your body needs.

These Popcorn Granola Snack Bars are an energy-boosting pick-me-up, providing the stamina you need along with delicious flavor. As a tasty combination that satisfies hunger, popcorn, granola and peanut butter join forces to help you keep going between meals or replace a meal when schedules get hectic.

They're easy to make and feature popcorn, a whole grain that's 100% unprocessed with no additives, hidden

ingredients or GMOs. Alone, air-popped popcorn has only 30 calories per cup.

Popcorn is also a whole grain that provides energy-producing complex carbohydrates and nutrients including zinc and B vitamins and contributes fiber to the diet for a satisfying treat that helps you feel fuller longer.

This Popcorn Granola Snack Bars recipe makes plenty for the week so you can enjoy while they're fresh then store the leftovers in the refrigerator for easy snacking any time.

To find more popcorn snacks to satisfy cravings on the go, visit Popcorn.org.

Popcorn Granola Snack Bars

Recipe courtesy of
The Popcorn Board

Yield: 16 bars

Nonstick cooking spray
1/2 cup honey
2/3 cup peanut butter
1 cup granola cereal
1 cup roasted and salted peanuts
3 cups popped popcorn

Line 8- or 9-inch square baking pan with foil. Spray foil lightly with nonstick cooking spray; set aside.

In large saucepan, heat honey until boiling. Stir in peanut butter until well blended.

Remove pan from heat and stir in granola, peanuts and popcorn until coated.

Press mixture evenly into prepared pan. Refrigerate until cool; cut into bars to serve.

Nutritional information per 1-cup serving: 180 calories; 11 g total fat; 2 g saturated fat; 0 mg cholesterol; 90 mg sodium; 18 g carbohydrates; 2 g fiber; 12 g sugar; 6 g protein; 147 mg potassium.



WHAT PARENTS SHOULD KNOW ABOUT PEDIATRIC GROWTH HORMONE DEFICIENCY (PGHD)

Pediatric growth hormone deficiency (GHD) is a relatively rare condition, affecting an estimated 1 in 4,000-10,000 children. Despite its rarity, GHD can significantly impact a child's growth and development, which can potentially lead to short stature, delayed puberty, decreased muscle mass, delay in bone maturation and psychosocial implications.

With early diagnosis and appropriate treatment, children with GHD can achieve improved growth outcomes and lead healthy lives. Increasing understanding of GHD treatment options and closing knowledge gaps can make a difference in the patient and caregiver journey.

What is PGHD?

Growth hormone plays a critical role in helping young bodies grow and develop, including improving muscle metabolism, growing bones and breaking down fats.

PGHD occurs when a child's pituitary gland is unable to produce enough growth hormone which results in noticeable changes on the growth chart.

Children with PGHD may look younger than their peers of the same age and gender, and puberty may be delayed or absent. Muscle development, metabolism and bone strength may also be impacted by insufficient or inadequate levels of growth hormone.

While growth hormone stimulates

height increase during development, its role in the body extends beyond childhood. Even after growth plates close, growth hormone plays a vital role for cardiovascular health and for maintaining normal body structure and metabolism. Research also indicates osteoporosis as a long-term implication of GHD, highlighting its importance in overall health and well-being.

What are the Symptoms?

PGHD may be apparent during infancy, or it may not be revealed until later in childhood. Children with PGHD tend to have typical body proportions but noticeably slow growth. Other symptoms may include an immature or significantly younger look than other children of the same

age, chubby body build, slow hair and nail growth, teeth that come in late and episodes of low blood sugar.

Children who have experienced a brain injury, brain tumor or radiation treatment involving the head are at higher risk for PGHD. Genetic factors can also increase risk.

How are Children Diagnosed?

Generally, doctors attempt to rule

out other causes of slow growth, which may include genetic short stature, poor nutrition – which may be the result of an underlying condition such as celiac disease – and other genetic conditions, such as a hypothyroidism or Turner syndrome.

X-rays to evaluate bone age and imaging to identify the location of the pituitary gland can support the diagnosis. Another common screening option is a growth hormone

stimulation test, in which medications are administered to trigger the release of growth hormone and blood is drawn frequently to monitor the body's response.

What Treatment Options are Available?

Once a diagnosis is confirmed, children with PGHD often work closely with an endocrinologist to develop a treatment plan that includes growth hormone replacement therapy and closely monitor future growth. Dosing is based on weight and requires ongoing monitoring for adjustments. Traditionally, treatment was through daily injections, but more recently, weekly injections became available.

Children with PGHD who begin treatment early in life are more likely to reach adult height consistent with their family's stature.

Learn more about PGHD at GHDinKids.com.



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EMPOWERING SENIORS FOR SAFER ONLINE EXPERIENCES:

6 PRACTICAL SAFETY TIPS FOR CAREGIVERS AND FAMILIES

Today's seniors aren't shying away from a world that has become increasingly reliant on technology. Quite the opposite, in fact, as recent survey findings suggest adults ages 65 and older are more digitally active and self-assured than ever before.

Nearly all seniors surveyed as part of the "Connecting the Digital Dots: Online Habits and Safety Concerns Across Three Generations" survey from Cox Mobile consider themselves digitally literate, using devices for shopping, banking, social media and entertainment. With older adults

spending a significant amount of time connected to the digital world – 41% of those surveyed reported spending five or more hours online daily – they're also more at-risk for scams, viruses like malware and data breaches.

Even though 61% of seniors who encountered digital threats were able to mitigate the issues themselves, showing their growing digital capability, increased online engagement brings new challenges and responsibilities for caregivers, who often play a crucial role in supporting seniors' digital journeys.

To help support older loved ones' safety and confidence as they navigate an evolving digital landscape, Cox Mobile, in partnership with Common Sense Media, offers educational materials on digital safety, smart device use and media literacy for all ages. In addition, these practical safety strategies

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can help empower seniors to make informed, safe choices online.

Encourage Strong Passwords: Simple passwords, like number sequences, keyboard patterns or personal information – such as variations of your name, birthdate, address or names of pets or loved ones – are easily guessable and may lead to issues. While the survey found 70% of seniors already create strong, unique passwords, encourage them to

avoid reusing passwords across sites. Recommend a password manager app to safely store passwords and eliminate the need to write them all down, which could lead to a breach if not stored properly.

Promote Security Software: If devices aren't protected, even the most careful users are susceptible to viruses. Though 63% of those surveyed have security software installed, it's important to regularly make sure it's up to date (or

that automatic updates are enabled) and covers all devices, including laptops, tablets and smartphones.

Enable Multi-Factor Authentication: A simple and effective way to stop most attempts at unauthorized account access, 60% of seniors are already using multi-factor authentication as an extra layer of protection. Some seniors, however, may need assistance setting up the safeguard, which typically sends a code to a phone number or email address as part of the login process, for online banking, email or social media accounts.

Review Apps and Channels: Over time, it can be easy to accumulate apps on smartphones and tablets. While 51% of surveyed seniors remove unsafe apps, make it a habit to regularly check loved ones' devices for unfamiliar or suspicious applications and delete them. Also keep an eye out for unauthorized charges, data sharing or browser extensions.

Utilize Built-In Safety Features: Explore privacy controls on individual devices (and apps) and check with your loved ones' internet service provider to ensure security features are being utilized like the 43% of those surveyed who are already taking advantage of their devices' safety settings. Included privacy protections may include limiting data sharing, disabling location tracking, blocking pop-ups and restricting other unwanted communication.

Discuss Online Safety Regularly: Because technology is ever-changing, it's important for caregivers to talk with senior loved ones about online safety. Open, ongoing conversations, like those one-third of seniors are already having several times a week or even daily, can help build trust and awareness of current scams, suspicious texts or emails, commonly used apps and more.

By fostering open dialogue, sharing practical safety strategies and leveraging trusted resources, caregivers can help their loved ones thrive and stay safe. Visit your local Cox Mobile store or go to CoxMobileSafety.com to find more tips, guides and full survey results.



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CURATING A MEMORABLE VACATION:

WAYS TO INVEST IN THE EXPERIENCE OF FAMILY TRAVEL



Travel has a way of slowing time down, creating memories for loved ones that last long after suitcases are unpacked and regular routines return. For many Americans, their most treasured family memories took place on a vacation or trip rather than at home.

In fact, nearly 67% said they value a core memory more than a physical souvenir after a vacation, according to a survey commissioned by Holland America Line, a cruise line that has been exploring Alaska for nearly 80 years. What's more, almost 86% of survey respondents said they have looked at photos or videos from a past trip to lift their mood, and more than 90% said positive travel memories can improve their mood during difficult times.

With Alaska on the travel bucket list

of more than two-thirds of Americans, it's a destination that is influencing experience-focused family adventures.

Explore Curiosities

Travel is about more than seeing new places. For many Americans, it's also a time to learn, explore new interests and slow down. Booking a cruise can encourage those behaviors.

According to the survey, 61% of Americans are more likely to try new foods while traveling on a cruise, and nearly half (48%) said they've discovered a new interest or hobby during their cruise, including wildlife, food, history or culture. For example, cruise guests may be able to try local specialties, like fresh Alaskan seafood, reindeer sausage, birch syrup and Alaskan berries, while on board.

Unstructured time is part of the appeal of cruises, with 28% of respondents

sharing they read more during their trips.

Focus on Nature

Nature-focused destinations stand out because they offer experiences that feel rare and immersive, especially in places where wildlife and landscapes are central to the journey. More than 4 in 10 survey respondents said seeing wildlife in nature would be the most memorable family vacation experience, compared with about 12% who said meeting a character at a theme park would stand out most.

Whether spotting whales, watching glaciers calve or seeing the Northern Lights stretch across the Alaskan sky, the landscape being part of the experience helps define the journey. To help guests witness the majestic animals found in Alaska, including whales, eagles, bears, moose, otters, seals, sea



lions and more, Holland America Line carries a wildlife expert on board. Plus, a wildlife spotting guide points out native animals found along the cruise route and a map with the best places to see each species is included.

“Guests tell us time and again how profoundly nature shapes the memories they carry home,” said Robert Morgenstern, senior vice president of Alaska Operations at Holland America Line. “Wildlife sightings, time outdoors and shared moments linger long after

the cruise ends, especially for families exploring Alaska together.”

Reimagine Family Time

For families, travel often creates time for bonding that daily routines simply don’t allow. More than half of the survey respondents said their best family memories occurred while traveling together, and more than 4 out of 5 (82%) said some of their strongest family bonding moments happened during a vacation or family trip.

In addition to shared memories, more than 91% said travel had a positive impact on their mental and emotional well-being.

As travelers look for relief from routine and overstimulation, finding experiences rooted in nature, exploration and shared moments can help create lasting memories and emotional connection.

To learn more about Alaska travel and book your next family adventure, visit **[hollandamerica.com](https://www.hollandamerica.com)**.



Resilient HOME UPGRADES

In an era when extreme weather events are increasingly common, resilient home upgrades are now more of a necessity than a luxury. Homeowners and builders alike are seeking materials that can withstand harsh conditions while maintaining high-end aesthetics.

This shift is driven by not only the need to protect homes from severe weather and reduce long-term maintenance costs, but also to create seamless indoor-outdoor design continuity. In fact, indoor-outdoor

coherent design is a top outdoor living trend, according to nearly 80% of design experts surveyed by the Brick Industry Association. Furthermore, Zillow data found eco-friendly, resilient surfaces can boost a home's resale value by up to 2.8%.

To improve your home's ability to stand up to harsh weather, pests and more while enhancing curb appeal, consider these low-maintenance, long-lasting upgrade ideas from the experts at Westlake Royal Building Products, a leader throughout North America in the

innovation, design and production of exterior and interior building products.

Protect Your Home from Above

Your roof is your home's first line of defense against the elements. Investing in storm-resistant roofing materials can reduce the risk of damage during severe weather events. Modern roofing solutions are designed to withstand high winds, heavy rain and even hail, providing peace of mind and long-lasting protection.



Incorporate Durable, Lasting Beauty

Siding plays a vital role in protecting your home from extreme weather, ground contact and insect damage while contributing to its aesthetic appeal. Durable siding solutions, such as TruExterior poly-ash siding, crafted from a blend of fly ash and polymers, provides the aesthetic of real wood with enhanced durability and performance. With a range of profiles – board and batten, nickel gap, channel, channel bevel and shiplap – it can be cut, milled, glued, stained and painted, catering to diverse design preferences and various architectural styles.

Or for a rich, authentic stone appearance without added installation time, consider Versetta Stone siding. Bold and neutral tones allow for a variety of design styles, from modern to timeless, in traditional, quarried stone and rugged, irregular profiles. Its panelized format hangs with screws for easier, faster installation compared to traditional masonry.

Upgrade Windows and Doors

Modern windows and doors are

designed with advanced materials and technologies, such as impact-resistant glass and reinforced frames, that enhance their resilience. High-quality, storm-resistant windows and doors can prevent water infiltration, withstand high winds and provide security against break-ins. They not only improve safety but can also help improve energy efficiency and reduce noise.

Keep Water and Pests Out

Trim is an often-overlooked component when it comes to protecting your home from water infiltration and pests. Elevate your exterior with the timeless look of painted wood – without the cracks, warping or constant repainting – with an option like Klear PVC trim. With its tongue-and-groove design, it's suitable for modern or traditional styles and ideal for high-traffic or moisture-prone areas. It replicates the warmth and character of real wood, but is engineered to resist moisture, termites, dirt and UV damage, keeping your home looking fresh year after year.

Additionally, architectural PVC trim and mouldings from the Grove

Collection come in six colors including American walnut, oak ridge, natural cedar, smoke grey, weathered oak and charred timber, allowing for customization to match the architectural style of outdoor living spaces, porch ceilings, soffits and more. Low-maintenance, long-lasting and moisture- and insect-proof, the column wraps slip over existing columns with a hidden, color-matched fastening system that enhances curb appeal.

Maintain Your Home's Structural Integrity

Proper drainage prevents water from pooling around the foundation, which can lead to serious damage over time. Installing a well-designed drainage system – complete with gutters, downspouts and drainage tiles built to withstand heavy rainfall – ensures water flow is efficiently directed away from your home, helping protect it from potential issues.

Visit westlakeroyalbuildingproducts.com for more ideas and inspiration to make your home more resilient.

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This new build on Upper Gable Drive features a cohesive design, inside and out, and is currently for sale.

By Amanda Hinchman

Currently on the market, one stately house on Upper Gable Drive in Bowling Green, Kentucky, will make its future owners very happy.

This two-story home not only features undeniable curb appeal and a three car garage, but its thoughtfully designed open floor plan for everyday living and entertaining is perfectly realized in its 3,092 square feet of living space.

“As far as the exterior, I think it’s got a great elevation,” builder and general contractor Colby Henon with Tony Henon Construction said. “Standing out there looking at the house, it looks big and nice, and it’s got a great look from the road.”

Those who walk through the front door enter into an impressive and airy entryway and are introduced to the spacious elegance of the home.

"When you first walk in, it's got a two-story foyer that we've kind of dressed up with some foyer tile and a nice staircase with a really nice sleek railing and picture molding on the two-story walls," Colby Henon said.

A large, open-concept family room connects to the kitchen and formal dining room. The spacious, central and modern kitchen is complete with an island, wall oven and a separate cooktop and leads to the rear screened-in porch, with stunning views of this third-of-an-acre property.

The lighting throughout the home is easily the star of the show; the many windows with blinds allow plenty of natural light to flood in each room when desired, and the included light fixtures are an impressive, key standout of the home.

Easily customizable, neutral hues in tones such as white, cream, tan and more adorn the walls and cabinets beautifully as is, or new and future owners could paint whatever colors they choose to compliment each room. Tony Henon Construction's in-house designer carefully selected features of the home and is always available to help homeowners in the future.

"We try to stay up to date with the trends," Colby Henon said. "Definitely the colors are on trend with what's popular now. Being a home for sale, we try not to go way out on a limb and do anything that's too bold or crazy, just because it's trying to appeal to everyone."

With a deluxe trim package, the home has four bedrooms, three full baths, a flex room and a bonus space. The master bedroom, with its en-suite bath, including tub and shower, and roomy walk-in closet, and a convenient extra bedroom are located on the main floor, while the other two bedrooms—connected by a Jack and Jill bath—and two bonus rooms are situated upstairs. Bathrooms are resplendent with custom tile shower and tile floors, and

there is hardwood flooring throughout the main floor and in the bonus room.

The flex space has endless potential possibilities—imagine a home office, gym, study space and more. The bonus room upstairs would also make a great additional living room, media space or playroom, Colby Henon said.

"One of my favorite features is that this house has a flex space, which could be a golf simulator room or something like that," he said. "Then the bonus room, that could be for the kids, a game room or something. A really cool feature of this house is that there's plenty of space to do extra things."

Other prime amenities include the living room fireplace and plentiful storage space throughout. The functional design of the home is able to fit growing families comfortably in style. There's a fluidity to the home; it's cohesive in design and structure from the outside to the inside.

This Upper Gable home was also the 2025 Tony Henon Construction entry in The Builders Association of South Central Kentucky's annual Parade of Homes, winning the People's Choice and Best Curb Appeal awards.

"It won Best Curb Appeal with the Parade of Homes, and the one that meant quite a bit to us was the People's Choice Award," Colby Henon said. "The Parade of Homes is a great way to build relationships and earn trust with people and just show people what's available in the building industry."

Construction was completed in August, a month before the 2025 Parade of Homes.

"It took about seven months from start to finish," Colby Henon said.

This home is the latest culmination of a collaborative effort to bring about the best in home design. Tony Henon Construction specializes in custom homes, as well as residential and commercial remodeling. Colby Henon serves as vice president of the Builders Association of South Central Kentucky as well as state director of the Registered Builder Committee. Together, he and the rest of the team, including Cory Henon, have decades of

experience.

"Cory and I come from a proud family tradition of home building," Colby Henon said. "It's a legacy we carry forward with great pride over the years. We've built lasting relationships with a trusted network of subcontractors, many of whom have become like family. Their craftsmanship and reliability make homes like these possible."

"We take tremendous pride in the quality of our work and the trust we've earned with our homeowners, partners and tradespeople," Cory Henon said.

Currently for sale, Colby Henon said those interested may contact Tony Henon Construction for pricing and more details. He offered his hopes and well-wishes for the future homeowners.

"I just hope that they are happy with knowing that they've got a quality home that was built to last and will gain value over a long period of time and continue to gain value," he said.



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With a flex space and bonus room, there are endless possibilities.



Each of the three bathrooms have custom tile floors.
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The three car garage is a huge selling point.



The screened-in porch has beautiful views of this one-third acre property.



The impressive two-story foyer has a polished, elegant look



The open concept flows and connects the formal dining room to the living room and kitchen.



This spacious kitchen has modern amenities such as a wall oven and separate cooktop.



The back patio is accessible from the combined kitchen and living space.



New, unique lighting fixtures are a key standout of each room.



In the living room, the fireplace is equally functional and gorgeous.



Large windows allow for natural light to shine in each room, highlighting their space and potential.



The tub and shower in the en-suite bath of the master bedroom have a clean, luxurious feel.



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Q. Tim, tell us about how technology is changing the way homeowners plan a remodel. We hear a lot about 3D design – what does that actually look like in practice?

A. That's a great question, and it's one I'm hearing more often from clients. The short answer is that 3D design has completely changed how we communicate with homeowners during the planning phase of a remodel. But let me back up and explain why that matters.

THE COMMUNICATION PROBLEM

The hardest part of any remodel isn't the construction. It's the conversation that happens before construction starts.

You know what you want your kitchen to feel like. You've saved photos on Pinterest. You've watched renovation

shows. You have a vision in your head. But translating that vision into something a builder can price, plan, and construct is where things get difficult.

For decades, the remodeling industry relied on flat floor plans, hand-drawn sketches, and verbal descriptions to bridge the gap between what a homeowner imagines and what a builder understands. And for decades, that gap has been the single biggest

source of frustration, budget overruns, and disappointment in residential remodeling.

You approve a floor plan because it looks reasonable on paper. Construction begins. And somewhere around week three, when the framing is up and you're standing in the space for the first time, you realize the island is bigger than you expected, or the window is in the wrong spot, or the hallway feels tighter

than you imagined. That's the limitation of trying to communicate a three-dimensional experience using two-dimensional tools.

HOW 3D DESIGN WORKS

Today, the technology exists to eliminate most of that guesswork — and it's more accessible than most homeowners realize.

The process starts with a scan of your existing space using LIDAR technology. LIDAR uses laser pulses to capture precise measurements of every wall, ceiling, doorway, and window in the project area. In a matter of minutes, it produces an exact digital replica of your home as it exists today — accurate to within fractions of an inch. No tape measures. No “let me double-check that dimension.”

From that scan, a full 3D model of the proposed remodel is built using professional design software. This isn't a rough sketch. It's a realistic, three-dimensional rendering that lets you look around your future kitchen, peer into your new master bath, or see how an addition connects to the existing house — before a single wall has been touched.

The difference between looking at a floor plan and walking through a 3D model is like the difference between reading a description of a house and actually touring it. One requires imagination. The other shows you reality.

WHY IT MATTERS FOR YOUR BUDGET

According to industry data, 39 percent of homeowners exceed their renovation budget due to unexpected costs. While some of those surprises come from hidden conditions inside walls, a significant number come from something simpler: the homeowner and the builder weren't picturing the same thing.

When a client approves a flat floor plan and then sees the framed space for the first time, changes happen. The island needs to be smaller. The window should move two feet to the left. The pantry door swings the wrong way. Each

of those changes during construction costs more — sometimes significantly more — than it would have cost to get it right during design.

3D modeling catches those issues before construction starts, when changes cost nothing. Want to see what happens if we move the shower to the other wall? It takes minutes, not days. Wondering whether a raised bar or a flat countertop works better for your space? You can see both options side by side.

THE REVISION PROCESS

Most remodeling projects go through three to five design revisions before the homeowner is satisfied. That's normal and healthy — it means the design is being refined to match what the client actually wants, not just what they described in the first meeting.

In a traditional process, each revision means updated drawings, new cost estimates, and days of back-and-forth. With 3D modeling, revisions are visual and immediate. The client can see the change, react to it, and make a decision — all in the same conversation.

By the time a contract is signed, the homeowner has already seen their finished project from every angle. They know what it looks like, what it costs, and how long it will take. The gap between expectation and reality has been closed before the first nail is driven.

WHAT ABOUT HIRING AN ARCHITECT?

For ultra-luxury projects — large custom homes, complex structural designs, historically significant properties — a residential architect is absolutely the right choice. Architects bring a level of design vision and engineering expertise that those projects demand, and a good remodeler will happily work alongside an architect when the project calls for it.

But for the typical residential remodel — kitchens, bathrooms, additions, outdoor living spaces — most homeowners in our area work directly with their remodeler for design. Residential architects tend to focus on

larger, more complex projects, and there simply aren't many in most markets who specialize in residential remodeling. For a kitchen renovation or a master bath overhaul, working with a remodeler who has strong design capabilities and 3D technology is a practical and effective path.

WHAT TO ASK YOUR REMODELER

If you're planning a remodel, here are a few questions worth asking during your initial conversations.

First, ask whether they can show you your project in 3D before construction starts. This is the single most important question. If the answer is yes, you'll be able to see and approve your project before committing. If the answer is no, you're relying on imagination — and imagination is where budget overruns are born.

Second, ask how they handle design revisions. The right answer is that revisions are a normal part of the process, not an inconvenience. You should feel comfortable asking “what if?” without worrying about extra fees or delays.

Third, ask how they keep the budget connected to the design. Every design decision has a cost implication. You should know where you stand financially at every stage, not just when the final number lands on your desk.

Finally, ask what happens when they open a wall and find something unexpected. In a remodel, surprises are inevitable. The right answer involves adapting quickly and communicating immediately — not disappearing for a week while someone figures it out.

THE BOTTOM LINE

The most expensive remodel isn't the one with the highest price tag. It's the one where the homeowner and the builder weren't on the same page. LIDAR scanning and 3D modeling aren't futuristic luxuries. They're practical tools that help homeowners see their project, refine it, and approve it with confidence — before construction begins.

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