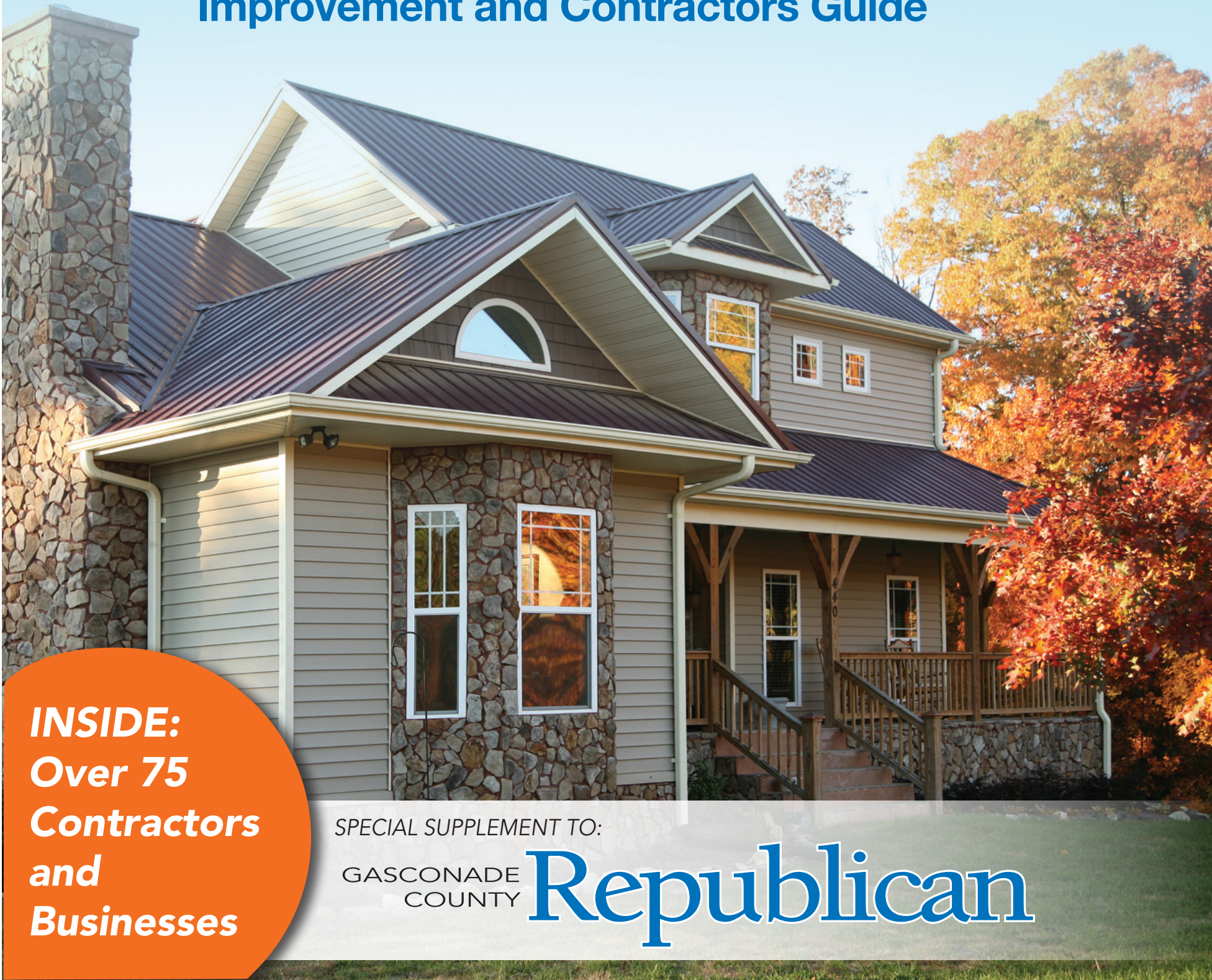


The ultimate...

# Autumn HOME

Improvement and Contractors Guide



**INSIDE:**  
**Over 75**  
**Contractors**  
**and**  
**Businesses**

SPECIAL SUPPLEMENT TO:

GASCONADE  
COUNTY

**Republican**

## Exterior renovations that improve curb appeal

**N**eglecting a home's exterior can be a disservice to homeowners, particularly those looking to increase the value of their homes. Curb appeal is important, as a home's appearance can greatly affect prospective buyers' perceptions.

Knowing which projects can offer the most bang for their remodeling buck can help homeowners make the right choices when improving the exterior of their homes. The following are some areas where homeowners can direct their focus if their end goal is a great-looking home with added value, as determined by the 2019 "Cost vs. Value Report" from Remodeling magazine. This report compares the average cost of 22 remodeling projects with the value those projects retain at resale across 136 markets.

- **Garage door replacement:** Homeowners can recoup 97.5 percent of their investment on a new garage door. This remodel tops the list for good looks and value. The average cost of \$3,611 is for replacing an existing two-car garage.

- **Manufactured stone veneer:** Replacing a portion of vinyl siding with stone veneer can greatly improve curb appeal, adding style that can set a home apart. Homeowners can expect to recoup a 94.9 percent return on their investment.



Exterior - continued on page 3B

**Energy Savings up to 40%**  
**...with Spray Polyurethane  
 Foam Insulation**

Reduce energy costs and noise while enjoying a more comfortable home all year with our professionally installed insulation solutions.

Contact us today for your **FREE CONSULTATION AND ESTIMATE!**



**TRIPLE**  
**A FOAM**  
 company LLC

Waylon Baker, Owner

573-263-1997



**Beautify & Protect  
 Your Home**

Metal  
 Shingles  
 Siding  
 Decks  
 Remodeling

Fully Insured  
 Free Estimates

Here for all your  
 property needs!

**Trainor & Son Inc.**



Justin Trainor • 573 263 5951  
 Justin.Trainor1988@gmail.com



## Adding more exterior light

Homeowners are increasingly realizing the benefits of improving the exteriors of their home, which can be just as valuable as improving the interior spaces. As individuals design picturesque garden beds and cultivate lavish lawns or revamp exteriors with architectural features, they probably want to spotlight these improvements. This is where exterior lighting can be put to great use.



Exterior illumination can cast a glow on various features, but there are many other reasons to increase lighting around the exterior of a home.

- **Safety:** Trips and falls can occur at night when trying to traverse walkways and landscapes in the dark, as it can be difficult to see rocks, stairs and uneven pavement. Outdoor lighting can illuminate pathways, entryways and other areas for safer access for homeowners and their guests.

- **Extend outdoor entertaining:** Ample lighting can increase the amount of time one can use outdoor spaces and make them the perfect gathering spot. As autumn arrives, days become

shorter. However, patios, porches and more can get extended use with lighting.

- **Safeguard security:** A well-lit home may be less likely to be targeted by burglars than one swathed in darkness and shadows. Lights can remain on all evening or be motion-triggered. Setting lights on timers also ensures that the home is illuminated whether residents are home or not.

- **Create drama:** Landscape lighting designers can establish focal points around the landscape and highlight the best features of a property. Uplighting in trees, silhouetting techniques to showcase plants and spotlights to show off architectural features are all options for homeowners to consider.

- **Add value:** The experts at Parker Homescape, a landscape design service, say that exterior lighting can add roughly 30 percent to the value of a home. They also indicate that 50 percent of all home buyers say that outdoor lighting is important when buying a home. If current residents are thinking about selling, now may be the time to invest in exterior lighting.

Improving a home's exterior may be as simple as adding more lighting to improve functionality and beauty.

Exterior — continued from page 2B

- **Wood deck addition:** A wooden deck on the rear or side of a home enhances homeowners' ability to enjoy the outdoors year-round. A wood deck addition recoups 75.6 of the cost of homeowners' initial investment.

- **Siding replacement:** Not only does old or weathered siding look unsightly, it can impact the energy efficiency of a home. Even though a siding replacement project is costly — at roughly \$16,000 — it offers a 75 percent return and peace of mind that the home is being well-protected from the elements.

- **New entry door:** Replacing an existing door with a 20-gauge steel door complete with clear dual-pane half-glass panel, jambs and an aluminum threshold with composite stop gets homeowners 75 percent of their initial investment back at resale. Improving the door isn't all about good looks, either. A door that isn't well-insulated or secure can be problematic.

In addition to these improvements, homeowners would be wise to focus on some upgraded landscaping, an upgraded roof, new windows, and improved exterior lighting as surefire ways to add curb appeal and potential value to their homes.

## PROTECTION FOR WHAT'S NOW, AND WHAT'S NEXT.

Your dream has many moving parts — and we can protect them all! Bundle your home and auto policies to save, and add on life insurance to opt for convenience, so you can keep dreaming towards what's next.

Let's talk about your insurance needs today.

BUNDLE AND SAVE! 🏠 + 🚗 + ❤️



**Theresa Ditto, Agent**  
 Certified Agency in  
 Customer Excellence  
 Bus: (573) 437-3726  
 109 S 1st St  
 Owensville, MO 65066



American Family Mutual Insurance Company S.I. & its Operating Companies, American Family Insurance Company, Life insurance products underwritten by American Family Life Insurance Company, 6000 American Parkway, Madison, WI 53783 ©2019 015967 - 2/19 - 11148612



**CONCRETE CONSTRUCTION**  
 FOUNDATIONS • FLATWORK  
 STAMPING • OVERLAYING

Also  
**Skid Steer  
 & Backhoe  
 Services**

◆ **FREE Estimates** ◆

**573-646-9967 or 573-259-8688**



# Pantry

## Design a more functional pantry

**M**any homeowners wish they had more storage space, and kitchens are one area where people seemingly can always use more storage.

Despite a desire for more kitchen space, until recently, kitchen pantries fell out of favor. Builders and architects may have thought that close proximity to supermarkets as well as multi-use cabinets in kitchens would offset the need for pantries. But according to a recent survey from the National Association of Home Builders, a kitchen pantry is the most desirable kitchen feature for buyers in the market for a new home.

According to a 2016 survey from ReportLinker, 98 percent of Americans say cooking at home is their preferred way to prepare a meal. And despite the wide array of restaurants, prepared meals and fast food options nearby, more than one-third of people cook at home daily, with nearly 50 percent cooking between

**Pantry - continued on page 5B**

**DISCOVER THE STRENGTH AND DURABILITY OF**

**HD Atlas Panel**  
 MANUFACTURED BY LANE BUILDING PRODUCTS



We take pride in offering top quality products at competitive pricing with fast and efficient service.

**OFFERING:**

- Sheet Metal Roofing and Siding-cut to lengths
- Custom Made Trim
- Screws, Track and Trolley Doors, Windows and Insulation

**Not all metal is created equal.**

**LANE BUILDING PRODUCTS INC.**

**(573) 437-4147** Hwy. 28 West Owensville, MO

## Building a House is IMPOSSIBLE



At The Missouri Bank our in-house Construction Loan process will make your dream home a reality.

**Contact a Loan Officer for more details and to apply for your construction Loan TODAY!**



The **MISSOURI BANK**

Member **FDIC**

**EQUAL HOUSING LENDER**

## Pantry — continued from page 4B

three and six days a week.

In order to accommodate for spending more time in the kitchen, homeowners are directing additional attention to kitchen preparation and storage features. In fact, one recent trend in kitchen renovations is creating custom-designed pantries.

### Locate the appropriate space

Ideally, pantries should be in or adjacent to the kitchen. But not every home layout allows for this setup. Some homeowners need to move storage pantries into the garage, the basement or a mud/laundry room.

Various factors should be considered before placing a pantry outside a kitchen. What is the climate? Will food spoil? Is there a possibility that vermin or insects can infiltrate the room and access food? These factors will dictate whether to have closed cabinets, air-tight bins or open shelves or if other modifications must be made to the room prior to building.

### Choose the type of pantry

Accessibility is essential in a pantry. Everything should be easily reached and grabbed as needed without having to move too many things. Ideally, foods should be arranged in a single layer so that all items can be viewed at a glance. Shelves of various depths and heights can accommodate items of different sizes. Adjustable shelves are ideal because they can be modified as foods change. Sliding drawers can improve reach in cabinets.

In smaller spaces, French door-style reach-in cabinets are convenient and flexible. In complete kitchen remodels or new constructions, walk-in pantries offer the most space and flexibility.

### Must-have features

Pantries serve different functions in different homes. For the bulk shopper, a pantry with plenty of room for large items will be needed.

Lighting can be beneficial in all pantries. Lights can improve visibility when trying to locate items. Others prefer an outlet for charging hand-held vacuums or other small appliances. Counter space in the pantry enables homeowners to unload groceries directly onto pantry shelves.

For pantries located outside of the kitchen, built-in freezers can maximize storage possibilities, especially for those who freeze-and-eat after bulk shopping ventures.

Pantries are popular features that homeowners can customize depending on their storage needs and the amount of time they spend in their kitchens.

## Valuable renovations

Each year, Remodeling magazine publishes its “Cost vs. Value” report to give homeowners a greater understanding of how much popular home projects will cost across the nation, as well as which renovations will offer the greatest return on investment. According to their research, these projects improved in value between 2017 and 2018 and can be smart choices for homeowners looking to add popular features to their properties. Below are the popular projects and the average cost of the renovations.

- Midrange bathroom addition: \$44,717
- Midrange bathroom remodel: \$19,134
- Midrange deck addition (wood): \$10,950
- Midrange entry door replacement (steel): \$1,471
- Upscale garage door replacement: \$3,470
- Midrange manufactured stone veneer: \$8,221
- Midrange minor kitchen remodel: \$21,198
- Midrange siding replacement: \$15,072
- Midrange universal design bathroom: \$16,393
- Upscale window replacement (vinyl): \$15,955

## SPECIAL COMBO

## SAVE 25%

Over MSRP

### MILWAUKEE 2767-22GG M18 FUEL 1/2 IN. HIGH TORQUE IMPACT WRENCH WITH FRICTION RING AND FREE GREASE GUN KIT

The 2767 M18 FUEL High Torque Impact Wrench with Friction Ring eliminates the need to use a pneumatic tool for those stubborn and rusted bolts by delivering **1,000 ft. /lbs. of fastening torque and 1400 ft. /lbs. of nut-busting torque.** With 2X faster removal speed, users will be able to get the job done faster and be more productive throughout their day. 4-Mode drive control with **Bolt Removal mode** gives users the most control over their fasteners. Bolt Removal mode gives the user more control when removing fasteners by slowing to 750 RPM once the fastener has been busted loose.

**Milwaukee** Suggested Retail \$599.99 **now only \$449<sup>99</sup>**



**Includes:** M18 FUEL 1/2 in. High Torque Impact Wrench with Friction Ring • M18 Grease Gun • M18 5.0 Battery • M18 2.0 Battery • Dual-Voltage Charger • and Contractor Bag



**\$439<sup>99</sup>**

**Milwaukee 2830-21HD M18 FUEL Rear Handle 7-1/4 in. Circular Saw Kit**



**\$449<sup>00</sup>**

**Milwaukee 2722-21HD M18 FUEL SUPER SAWZALL Kit**



**Milwaukee 2803-22 M18 FUEL Lithium-Ion 1/2 in. Cordless Drill Driver Kit**

**\$315<sup>95</sup>**



**Milwaukee 2760-22CT M18 FUEL SURGE 2.0 Ah 1/4 in. Hex Hydraulic Impact Driver Kit**

**\$339<sup>99</sup>**

## SAVE \$100 INSTANTLY

WHEN YOU PURCHASE A QUALIFYING M18™ XC KIT AND A QUALIFYING ACCESSORY KIT.

STOP BY TODAY TO SEE ALL THE TOOLS THAT QUALIFY. OFFER ENDS OCT. 31, 2019

**Milwaukee 2131-20 M18 ROCKET Dual Power Tower Light (Bare Tool)**



**Milwaukee**

**\$198<sup>99</sup>**

**Milwaukee 2897-22PO M18 FUEL 2 Pc Combo Kit with FREE PACKOUT Case**

**\$429<sup>99</sup>**

**Milwaukee 2726-20 M18 FUEL 24 in. Dual Action Hedge Trimmer (Bare Tool)**

**\$174<sup>95</sup>**

**Milwaukee 2727-21HD M18 FUEL 16 in. Chainsaw Kit**

**\$415<sup>99</sup>**

## HAASE HOME SUPPLY

331 S. Hwy. H Gerald, Missouri (573) 764-2313

\*Special pricing good while supplies last!. No Rain checks.



## Must-haves for an amazing kitchen remodel

**K**itchen remodels are among the most popular home renovation projects, whether they consist of swapping out cabinet hardware or doing major demolition.

Due to the sheer amount of time families spend in the kitchen, not to mention the number of tasks performed in this space, it is easy to see why Remodeling magazine consistently ranks kitchen renovations as projects that will enable homeowners to recoup a high percentage of their investments. In the magazine's 2018 "Cost vs. Value" report, midrange major kitchen remodels costing an average of \$63,829 recouped 59 percent of that investment.

When investing in a kitchen project, it is important to incorporate items that are coveted.

- **Deep, double sinks:** Having a double sink enables you to soak dishes in one side and then wash on the other. It also makes it easy to wash and prep produce for meals.

- **Kitchen island and bar stools:** Even though many meals are enjoyed around the table, there's something to be said for the convenience of a kitchen island and some well-placed bar stools for quick breakfasts or snacks.

- **Smart kitchen storage:** Work with a contractor

to include storage solutions built into cabinetry and the pantry. Slide-out shelving, nooks for a paper towel roll and custom-designed areas to store stand mixers and other necessities can make kitchens more functional.

- **Outdoor access:** If possible, design a kitchen so it is easy to access the backyard via sliding doors. This can make outdoor entertaining or even coffee on the deck much easier.

- **Under-cabinet lighting:** Fixtures installed under cabinets provide both ambient lighting and task lighting. Such lighting makes it easier to see what you're working on as well, as even well-placed overhead lighting can fail to illuminate dark corners and spots on the counters.

- **Convenient warming drawer:** This appliance provides backup to the oven. It's a slide-out drawer that can keep prepared foods out of the way and warm until they are ready to be served. This is particularly handy for holidays and other entertaining.

- **Beverage station:** Designate one area of the kitchen to beverages, such as coffee and tea. Or make the area an informal bar. This can limit traffic in the kitchen to a single area.

Kitchen remodels are exciting to envision, several choices can make these even more coveted.



## Thank you for voting us

# #1 in Countertops Again!



## New Indoor Slab Warehouse Now OPEN



### CARVED IN STONE

ELEGANT COUNTERTOPS

Wes Scheulen, Area Salesman • 573-953-4750

10128 Marina Road • Jefferson City • 573-395-4070 • [www.carved-instone.com](http://www.carved-instone.com)

# The threat posed by ice dams

**C**old, snowy weather can present various issues for homeowners to contend with. One such problem, ice dams, can cause damage to walls, ceilings and other areas.

The University of Minnesota Extension says that an ice dam is a ridge of ice that forms at the edge of the roof and prevents melting snow from draining properly. A complex combination of heat loss from a home, snow cover and outside temperatures can lead the formation of ice dams. An ice dam will be fed by melting snow above it and cause a backup at the edge of the roof.

Dams can cause gutters to tear off and loosen shingles and may lead to water backing up and pouring into the home, advises This Old House. Ice dams also can contribute to soggy insulation, making the

insulation lose its protective R-value and becoming a magnet for mold and mildew.

Homeowners can do a number of things to temporarily prevent the formation of ice dams. Heated cables clipped to the roof's edge in a zigzag pattern can help prevent dams that lift shingles. Pushing snow off the roof can help. Laying an ice melt product in gutters to help melt the ice that forms also can prevent ice dams.

More permanent solutions involve keeping the entire roof the same temperature as the eaves by increasing ventilation, adding insulation and properly sealing air leaks that can warm the underside of the roof. This may involve calling in a professional contractor. Such an investment is well worth it, as it can prevent much more costly damage down the line.

When the time is right...  
 know the *right* builder to call.



## Bohl Construction

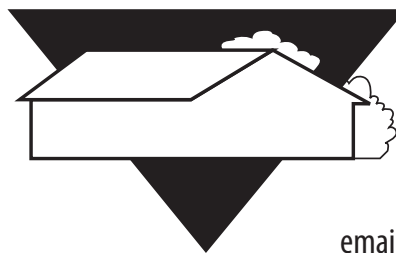
"Where Quality Work Stands Out"

- CUSTOM HOMES • Remodeling
- Maintenance Free Siding • Electric • Plumbing
- Complete Home Improvement • Fully Insured

Jeff Bohl — (573) 764-2532 Cell — (573) 291-1176

DAN ROBINSON  
 CERTIFIED HOME INSPECTOR

## Daniels & Daniels Home Inspections



Cell: 314-599-5291  
 Cell: 573-569-1005

email: Dan@DanielsAndDanielsHomeInspection.com  
 web address: DanielsAndDanielsHomeInspection.com

## GORRELL ELECTRIC



troubleshooting | circuit upgrades | safety & security | efficiency upgrades

Commercial • Residential • Industrial  
 Free Estimates | Fully Insured

Call: **573.789.5215**

## RAAF'S LANDSCAPING SERVICE



- Dump Truck Hauling
- Bobcat Work
- Top Soil
- Decomposed Cow Manure
- Lawn Service
- Landscaping Mulch

REASONABLE RATES

WHOLESALE PRICING FOR LARGE LOADS

WHITE & BROWN ROCK AVAILABLE

**573-437-4091** 4 miles South of Owensville on Hwy. 19

Call for Pickup or Delivery!!!

# Benefits to open concept floor plans



The way a home is designed can say a lot of things about it. In fact, many real estate professionals and contractors can determine when a home was built based on the design of its interior. For example, homes with sunken living rooms were likely built sometime in the 1960s and 1970s.

Open concept living rooms are one trend that might one day make people nostalgic for the early 21st century. Many of today's home buyers want homes with open concept floor plans, which can give homes a more spacious feel, perhaps even creating the illusion that a home is bigger than it really is.

Home buyers who have never before enjoyed open concept floor plans can consider these benefits to these wildly popular layouts.

Plans - continued on page 9B

**JARVIS EXCAVATING** LLC  
 P.O. Box 1 • Owensville, MO 65066

**JARED CUNNINGHAM** - owner  
 Cell: **573-259-DIRT** (3478)

*Advanced Drainfield & Septic Installer*  
*Free Estimates Fully Insured*

- Backhoe
- Extendahoe
- Dozer
- Dump Truck
- Scraper
- Highlift
- Skid Steer
- Excavator
- Lowboy

**DOUBLE KK BUILDERS, LLC**

- Pole Barns
- Stick Frame Buildings
- Roofs • Decks
- Metal Work
- Siding
- and Much More!

**HIGH QUALITY LOW PRICES**  
**CUSTOMER SATISFACTION IS OUR PRIORITY**

**573.694.3096** | Owensville, MO 65066  
 email: [kk\\_builders@yahoo.com](mailto:kk_builders@yahoo.com)



Plans — continued from page 8B

## Entertainment

Many people who live in homes with open concept floor plans cite their convenience when entertaining as one of their biggest assets. In an open concept home, guests don't have to be corralled into a single room in the home. Instead, hosts and their guests can roam freely from room to room because there are no walls dividing common areas. This can make gatherings feel less cramped than in homes with more traditional floor plans.

## Safety

The safety of open concept floor plans may be most applicable to parents of young children. Open concept floor plans allow parents to keep an eye on their children while cooking dinner, working from home or tending to other chores around the house. Since there are no walls to divide rooms in open concept homes, parents don't have to wonder what their curious kids are up to because they can see them at all times.

## Flexibility

Open concept floor plans give homeowners more flexibility. For example, homes with more traditional floor plans may have designated spaces for dining areas. These spaces don't leave much room to work with and may not be valued by homeowners who don't often host dinners at home. As a result, such rooms may just be wasted square footage. With an open concept floor plan, homeowners have the flexibility to make dining areas as big or small as they see fit and can even adjust the rooms on the fly on those occasions when people are coming over.

Open concept floor plans continue to be popular among home buyers and might prove to be the most lasting home design trend of the early 21st century.

In New 10,000 sq. ft. facility

**THE LIGHT BULB EXPRESS**

Lighting & Electrical Supplies

2482 Hwy. 50 • Rosebud, MO 63091

573-764-3600 or 314-604-2094

**We're more than light bulbs**



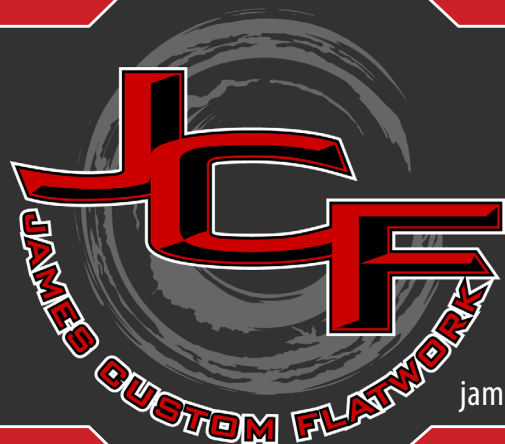
**MOEN**

We also carry a full line of plumbing supplies including Moen Faucets, plus Gas or Electric Water Heaters.

Floors | Footings | Walls |  
Sidewalks | Curbing | Pools |  
Color/Decorative Stamping |  
Driveways | Skid Steer Work |

**Free Estimates**

**FOR ALL YOUR  
FLATWORK  
NEEDS...**



**CODY JAMES**  
212 North Walnut  
Owensville, MO 65066

573.437.5248  
573.291.4608

jamescustomflatwork@yahoo.com

**Doolittle Trailer Authorized Dealer**



**Utility Trailers:  
12' - 14' - 16"**

Perfect for hauling  
ATVs, UTVs and  
Zero Turn  
Mowers

**All cargo trailers on lot: \$80  
for matching spare tire and wheel.  
With Trailer. Reg. \$122. While supplies last.**

**WESTGATE**  
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!



Check out the latest in LED lighting from Westgate including

- 2nd Generation LED 2 x 4 Panel Lights  
Extremely thin
- LED Rotatable Wall Packs



**Cummins Whole House Generators**

# Signs it is time for new windows



**W**indows help regulate the temperature in a home, let in natural light and keep insects, weather and outdoor elements outside where they belong. The right windows also can add value to a property by providing aesthetic appeal and increasing curb appeal.

Although homeowners can typically get many years out of their homes' windows, ultimately windows will need to be replaced. Homes that are more than 20 years old and still have their original windows could be due for an upgrade. Aluminum- or wood-framed windows also may be ripe for changing. Here are some signs that it's time to replace windows, courtesy of Good Housekeeping, Centra® and the real estate website Redfin.

- **Drafty feel in the home:** Window frames can begin to shrink as they age, allowing air to flow from the outdoors in and vice versa. Homeowners may notice drafts when standing near windows or hear whistling on

notably windy days.

- **Rising energy bills:** If energy bills are inexplicably on the rise, then old windows could be to blame. Aging, drafty windows can make it necessary to run HVAC systems more often and at higher or lower temperatures in order to keep homes comfortable.

- **Windows are difficult to open or close:** Homeowners may get used to the quirks of their windows, but those that are difficult to open or close may require replacement. In addition, if windows need to be propped open, it's time to replace them.

- **Water infiltration:** Warping or decaying window frames can make it easy for rain or snow to get into the home. Wood frames are particularly prone to moisture decay. If frames are warping or allowing water into the home, it's time for an upgrade.

- **Condensation on windows:** Fog or condensation buildup on windows can occur if the seal between panes is broken. In this instance, replacement windows are necessary.



# QUAKER

RESIDENTIAL WINDOWS & DOORS

We are taking energy-efficiency to unprecedented levels and revolutionizing home designs with our new CityLine™ and TimberLine™ Windows featuring patented OptiCore® Technology.

Find out why they're right for your home at [www.quakerwindows.com/opticore-technology](http://www.quakerwindows.com/opticore-technology) or visit your authorized Quaker dealer today.



**OPTICORE**  
TECHNOLOGY



## The choice for staying put or moving on

**M**any home improvement television series showcase people deciding whether to improve upon their current homes to make them into the houses of their dreams or to put “for sale” signs in their lawns and move on to something new.

The question of whether to move or stay put depends on various factors. Such factors may include emotional attachment to a home, the current economic climate and the cost of real estate. Current data points to a greater propensity for people to invest and improve upon their current properties rather than trading up for something new.

According to information collected by John Burns Real Estate Consulting, the percentage of homeowners moving up to their next home is the lowest in 25 years. Many are opting to make starter homes permanent by expanding them and repairing homes for the long haul.

The National Association of Realtors said that, between 1987 and 2008, home buyers stayed in their homes an average

of six years before selling. Since 2010, however, NAR says the average expected length of time people will stay in their homes before selling is now 15 years.

Part of what’s fueling this permanency is that many home buyers were able to acquire rock-bottom mortgage interest rates shortly after the 2008 recession. As a result, they’re not inclined to walk away from those rates, even if doing so means getting more house. Also, a low inventory of available houses has stymied repeat buying for many people.

Those factors and others have led many homeowners to invest in renovations instead. The experts at Bankrate say realistic budgeting and comparing renovation project costs against mortgages and interests rates can further help individuals decide whether to remain in their current homes or move out. Very often a smarter layout and more efficient floor plan can make meaningful differences in spaces. Renovations and redesigns can make sense and often are less expensive and disruptive than moving.



Let us create beautiful, custom-made cabinetry and furniture for every room in your home. Choose your style, color and the perfect finishing touches. Our quality products and service are guaranteed.

NICK SCHULTE

FREE ESTIMATES

# Schulte's

Custom Woodworking  
 Cabinets, Mantles, Furniture

Cell: 573-205-2910

SCWoodworking@hotmail.com



UNION FURNITURE  
 & FLOORING

YOU BOUGHT YOUR DREAM

— HOME —

NOW LET OUR DESIGN TEAM HELP YOU SELECT  
 EVERYTHING FROM FLOORING AND COUNTERTOPS  
 TO FURNITURE AND ACCESSORIES



21 S. Washington Ave. | Union, MO 63084 | 636-583-3133

Mon.-Thurs: 9 a.m.-5:30 p.m. | Fri: 9 a.m.-8 p.m.

Sat: 9 a.m.-4 p.m. | Sunday: CLOSED





## Defining hardscape and how to use it

**C**urb appeal is beneficial in various ways. Curb appeal can make a home more attractive to prospective buyers and give existing homeowners a place they want to come home to. In its study of the worth of outdoor remodeling projects, the National Association of Realtors found standard lawn care and overall landscape upgrades were most appealing to buyers, as well as the most likely to add value to a home.

Although plants, grass and other items can improve curb appeal, homeowners should not overlook hardscaping.

Hardscaping is an industry term that refers to the non-living features of a landscape. These features can include

**Hardscape - continued on page 13B**



### Complete Home Financing Solutions all together under one roof

Whether you're thinking of buying, improving or refinancing, we have the terms and rates to put your plans into action.

**The Maries County Bank**

*Pride in our past... Investing in your future.*

[www.mariescountybank.com](http://www.mariescountybank.com) | 844.836.9401

Vienna | Belle | Argyle | Owensville | St. James  
Vichy | St. Robert | Richland | Iberia | Dixon



Member FDIC



# BOESSEN

under GROUND

Geothermal and Water Well Specialists



**Serving Mid-Missouri for over 30 yrs**

- Water Well Drilling
- Deep Well Pump
- Complete Water Systems
- Geothermal Service
- Installation & Services
- Pressure Tanks
- Horizontal and Vertical Heat Pump Wells
- Ground Source Loop Systems
- Water Lines/Hydrants
- State Licensed

**573.897.2917**  
free estimates

## Hardscape — continued from page 12B

everything from decks to walkways to ornamental boulders. Introducing paths or paver walls to a property helps develop that home's hardscape. Hardscape and soft elements often work in concert to create inspiring landscape designs.

DIY landscape designers can heed certain tips to make the most of hardscape features on their properties.

### Choose materials.

As with many landscaping projects, homeowners must first determine what types of additions they would like on their properties. Common hardscape features include patios, decks, walkways of pavers or bricks, and retaining walls. Hardscape elements can be functional or simply decorative features that add whimsy to the yard.

### Choose a theme.

The right style allows hardscaping and softscaping materials to work together. For example, homeowners may want to give their yards an eastern feel, complete with a koi pond and decorative bridge or trellis. A formal English garden, however, may include manicured paths with stepping stones and ornate topiaries. Mixing too many styles together can take away from the overall appeal.

The pros suggest looking at the overall plan of the design, even if all of the work can't be com-

pleted at once. This way the eventual finished project will be cohesive.

### Think about the purpose.

Hardscaping can look good but also serve key purposes. Pebbles or gravel can mitigate trouble areas that don't grow grass or plant life well. Retaining walls hold back soil in yards with sharply inclined hills. Mulch can set perimeters around trees and shrubs, as well as planting beds. Fencing, another form of hardscaping, is essential for establishing property boundaries and adding privacy.

### Consult a professional.

While many hardscaping additions can be handled by novices, large-scale projects, such as patios and decking, can change the grading of the yard. Professionals can map out how to handle drainage issues and meet building codes. In addition, professional installation can ensure hardscaping features last for years to come.

Hardscaping should blend with the nature around it and take its cues from the surrounding environment. This can help softscaping and hardscaping work as one.

## Did you know?

Outdoor remodels and landscaping projects can add valuable curb appeal to homes. The National Association of Realtors and the National Association of Landscape Professionals agree that certain projects offer significant returns when selling a home. The NAR says these are the 10 most appealing outdoor features to buyers.

- Standard lawn care
- Overall landscape upgrade
- New patio
- New wood deck
- Softscaping
- Sod lawn
- Seed lawn
- Outdoor firepit
- Outdoor fireplace
- New pool

**0% UP TO 72 Months Financing\*** **OR** **UP TO \$2900 Cash Back\* (T-L-B)**

You have stuff to get done around your land? The KIOTI® CK10 Series can do it. With features galore and a quiet, powerful, eco-friendly diesel engine, chores don't stand a chance. Top this deal off with KIOTI's 6 year unlimited hour\* industry leading warranty and you can't beat it. **Learn more about the CK10 Series and this offer at your authorized KIOTI Tractor Dealer.**

\*Offer available October 1, 2019 – December 31, 2019. Cannot be combined with any other offer. Offer based on the purchase of eligible equipment defined in promotional program. Additional fees may apply. Pricing, payments and models may vary by dealer. Customers must take delivery prior to the end of the program period. Some customers will not qualify. Some restrictions apply. Financing subject to credit approval. Offer available on new equipment only. Pricing and rebates in US dollars. Prior purchases are not eligible. 6 Year Warranty for Non-Commercial, residential use only. 6 Year Warranty applies to CS, CK10, DK10 and NX model KIOTI tractors and must be purchased and registered between September 1, 2016 – January 1, 2020. Offer valid only at participating Dealers. Offer subject to change without notice. See your dealer for details. © 2019 KIOTI Tractor Company a Division of Daedong-USA, Inc.

**INDUSTRY LEADING 6 YEAR UNLIMITED HOUR POWERTRAIN WARRANTY**

**Kioti.com**

**Rosebud Tractor & Equipment Company**  
 241 Hwy. 50  
 Rosebud, MO 63091  
 573-764-3393



**RTE of Linn**

1325 Main Street  
 Linn, MO 65051  
 573-897-2249





**MODERNIZED KITCHENS** that include sought after features and showcase the latest trends go a long way to improving the overall value of a home.



Celebrating Over 30 Years  
 In Business!

# Custom Cabinets

Let us create beautiful, custom-made cabinets for every room in your home. Choose your style, color and the perfect finishing touches. Our quality products and service are guaranteed.

## Green Cabinet Shop

Hwy. 28, Belle, Missouri (573) 859-6459



# WINTER'S



## Home Furnishings

FROM FLOORING TO FURNITURE WE MAKE YOUR HOUSE A HOME  
 120 N. First Street • Owensville • 573-437-2126

### NEW CONSTRUCTION or REMODELING COMMERCIAL and RESIDENTIAL

## We Focus...

on Customer Satisfaction without all the gimmicks.

At Winter's you will find the area's largest selection of quality flooring including: Carpet, Laminate, Ceramic, Hardwood, Vinyl Tile & Planks, Cortec and Linoleum.

**Guaranteed  
 Professional  
 Installation**

**Offering  
 Service,  
 Selection  
 & Quality**

**GUARANTEED LOWEST PRICES**

**YOUR HARDWOOD HEADQUARTERS**

**5" Hand Scrapped  
 3/4 Solid Hardwood**

starting at only **\$4.69** /foot

Engineered Wood starting at \$2.99/foot



# Storage/display opportunities: In furniture, along walls and in hidden places

**F**inding more space to store and display all the “stuff” used for day-to-day living, as well as life’s pleasures, can be an adventure that ends with everything in its perfect place. Woodcraft can help you with a few ideas to kick-start your space hunt and then suggestions for tools and supplies to make your storage projects successful.

Small tables with enclosed storage underneath, chests and trunks that provide seating, benches with built-in storage, beds with built-in space underneath or in the headboard, and kitchen islands with concealed nooks are all options to manage “stuff.”

In the kitchen, add drawers to the space (toe-kick) beneath lower cabinets to store rarely used items. Shelving and bookcases, either built-in or freestanding/open or enclosed, will transform unused wall areas or sections of large closets into instant storage for a wide range of items. Nooks cut out of the wall and covered by pictures offer one of many concealed storage



options that also include nooks or drawers in the sides of enclosed staircases.

The ideas for storage and display projects are endless and can be found through Internet searches and on Woodcraft.com in books like “Stanley Built-Ins & Storage” by David Schiff, in the Woodcraft

blog, and in free videos and articles.

### Plan for Painting Up Front

“When choosing where to develop storage and display space, you have the opportunity to rethink the colors in rooms where changes will be made,” Woodcraft

Public Relations Manager and blogger Lori Harper said. “By using paint in building, buying or repurposing storage pieces, you can change or supplement an existing color palette.”


Woodcraft stocks a wide selection of finishing and paint products, including the versatile General Finishes Milk Paint, General Finishes Flat Out Flat Topcoat, Black Dog Salvage Furniture Paint, and Black Dog Salvage Guard Dog and Show Dog Topcoats.

### Building Made Easy

Pocket-hole joinery is a quick, easy way to join wood pieces for building projects. Kreg makes it simple with a pocket-hole jig for every application to create very strong joints. Check out Festool’s CXS Compact Drill Driver Set for drilling pocket holes and adding pocket screws, as well as handling other day-to-day drilling and driving challenges with comfort.

**Storage - continued on page 17B**

# UNWANTED GUESTS!



**Call us to eliminate those unwanted rodents and insect guests!**

*Environmentally Safe for You  
– Deadly for Pests!*

**HAVENER’S TERMITE & INSECT CONTROL**

Ron Lang Jr. - Owner      State Licensed

819 W. Jackson **(573) 437-2031** Owensville





**Choose from: Lakeside Cabins, Portable Garages, Storage Buildings, Garden Sheds, Steel Carports, Customized Buildings and more!**







201 N. Franklin Ste. 5 • Cuba, MO 65453

**573-885-1000**

5StarBuildings.com



**Storage — continued from page 16B**

Tight spaces, dark spots, and corners are no match for it.

For projects that require using nearly invisible fasteners, the industrial strength Grex 23-gauge Headless Pinner leaves only the tiniest of entry holes, making it ideally suited for finishing work, detailed woodworking, light wood assembly, decorative trim, dowel and joint pinning, and picture frame assembly. To provide air pressure for the pinner, Rolair's JC10PLUS Compressor is a good choice. The oilless machine features a 1 HP, single-stage, two-cylinder motor/pump and a stainless steel reed valve that runs on low RPM for optimum quiet operation.

Building drawers is easy with the Kreg Drawer Slide Jig that supports drawer boxes while mounting slides to the drawer. The jig works with ball-bearing, epoxy-coated, and undermount slides for perfect positioning every time. Whether you're boring shelf pin holes in a new entertainment center or adding adjustable shelving in an existing cabinet, the Kreg Shelf Pin Jig will help you get the job done quickly and accurately. The Kreg Cabinet Hardware Jig makes it easy to install knobs and pulls on drawers and doors.

**Shortcuts & Safety**

To save time when building drawers, check out the Ready-to-Use Prefinished Birch Drawer Sides at Woodcraft.

For some really made-to-order storage units, use WoodRiver Cubby Cube Connectors. Available in three configurations — cross-brackets, T-brackets or L-brackets — these handy connectors allow for quick and easy construction of multiple cube storage using 3/4"-thick material in any size you need.

Protect your ears while using power tools with ISOtunes Professional Noise Isolating Earbuds — OSHA-approved hearing protection and Bluetooth technology so you can connect to a smartphone and listen to music. If protection is all you need, consider the Pyramex BP 3000 Banded Earplugs.

To learn more about these and other products, visit your local Woodcraft store, call (800) 535-4482 or visit [www.Woodcraft.com](http://www.Woodcraft.com).

## HEINTZ Custom Excavating & Trucking, LLC



BLAND, MO  
MARK:  
573-694-1276  
KALEB:  
573-694-6042

Trackhoe & Breaker • Backhoe • Highlift • Trucking, Etc.  
Creek Gravel • White Rock • Screen Gravel • Dirt Hauling

## APPLIANCE CLEANING SERVICE, LLC

Mark Stewart [www.ApplianceCleaningService.com](http://www.ApplianceCleaningService.com)  
~ Owner

Providing Cleaning & Inspection of Most Major Brands  
of Dishwashers, Refrigerators, Washers, and Dryers

*Increased Efficiency and Peace-Of-Mind!*

◆ Licensed and Insured

email: [markstewart339@yahoo.com](mailto:markstewart339@yahoo.com)

Call: 573.437.6020 or 314.550.2219

## Becker Millwork & Hardware

(573)744-5204 Freeburg, MO

ROOFING, INSULATION, & MORE

**WE'VE GOT YOU COVERED!**

**BUILDING MATERIALS  
OF ALL KIND**



[www.beckermillwork.com](http://www.beckermillwork.com)

STORE HOURS: Mon.-Fri. 7:30AM-4:30PM  
Sat. 8:00AM-11:30AM

## APPLIANCE CONNECTION

SALES • SERVICE • PARTS

1913 East Fifth  
Washington, MO  
636-239-7791

**2 LOCATIONS**

115 W. Hwy. 50  
Union, MO  
636-583-2156

**Amana**

MAYTAG



Whirlpool CORPORATION

**KitchenAid**

80%-90% OF APPLIANCES WE SELL ARE  
**MADE IN THE USA**

## Prevent growth of mold/mildew in colder months

**M**old and mildew are not only unsightly, but unhealthy. These fungi grow readily in damp areas and are found in the air breathed both indoors and outside. If left unaddressed, mold and mildew can threaten the health of a home's inhabitants.

Mildew is a type of mold that remains relatively flush with the surface it grows on. Other molds can grow puffy in appearance. Molds serve the purpose of destroying organic materials, but in high amounts, these microorganisms can cause respiratory problems, sinus congestion, throat irritation, headaches, and other issues, particularly when mold grows unchecked indoors, says Better Homes and Gardens. As a result, it is essential to address mold before it becomes problematic.

According to Polygon, a drying technology and temporary climate solutions company, the wet season in winter is when molds often grow and expand. Mold can break down the integrity and strength of the surfaces where it grows.

Homeowners can employ the follow-

ing strategies to prevent mold growth.

- Keep all surfaces clean, using proper cleaning products. Diluted bleach solutions are highly effective at killing microscopic fungi, viruses and bacteria.
- Reduce moisture and humidity by ensuring sufficient air circulation in rooms, particularly bathrooms and kitchens. An exhaust fan will help remove moisture quickly.
- Fabrics covered in mildew that can be laundered should be carefully removed and washed in chlorine bleach and hot water. An oxygen bleach product also can be effective.
- Invest in a dehumidifier that can reduce moisture in the home in problem areas, such as damp basements or garages.
- Fix plumbing leaks as soon as possible.
- Remove damp leaves and snow from areas around the foundation of the home. Ensure that gutters and downspouts are clear of debris and can shuttle water away from the house effectively.
- Replace cracked or defective mortar in basements.
- Make sure all seals on windows and



doors are not compromised and are in good working condition.

- Be sure an HVAC in-line humidifier is adjusted to the right setting and isn't pumping too much moisture into the heated air; otherwise, the added humidity can contribute to mold.

• If there is a flood or water infiltrates a home in other ways, hire a professional service to help clean and dry the home effectively.

Mold and mildew are problematic, but with diligence they can be kept at bay.



INSURANCE COMPANIES, HOME OFFICES: BLOOMINGTON, ILLINOIS

**DOUGLAS N. KNEHANS**

Agent

105 E. Peters  
P.O. Box 95  
Owensville, MO 65066  
Office: 573-437-2101  
Fax: 573-437-7765  
Home: 573-437-3842

**49**

YEARS  
REPRESENTING  
STATE FARM  
INSURANCE

### Home comfort you can depend on.

You can count on Heil® heating systems for quiet, energy-efficient and reliable performance, backed by outstanding warranties.



© 2014 International Comfort Products

MARK BOYD, OWNER

**Boyd's**  
PLUMBING, HEATING & AIR LLC

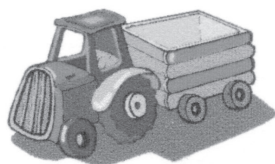
PO Box 599  
Owensville, MO  
**573-368-0117**  
573-437-5000



## B&H HOME REPAIR

Handyman Services

Give us a call...  
No Job TOO Small!



Bob  
573-619-5934

205 East Jefferson • Owensville, MO 65066

## What is the water table, and how does it affect homes

The groundwater table plays a role in home construction, foundation stability and home comfort. Because the groundwater table is so significant, it behooves homeowners to understand how it works.

National Geographic defines a water table as the boundary between water-saturated ground and unsaturated ground. Well beneath the ground, at various depths depending on geography, topography and weather conditions, pockets of water, called aquifers, exist. The water table marks the boundary between that available water and the dry surface.

Ground water is impacted by precipitation, irrigation and ground cover. It also may be affected by land use and tides. The water table can fluctuate with the seasons and from year to year because it is affected by climatic variations, as well as how much water may be drawn from underground, advises Encyclopedia Britannica. The water table where one person lives may be several inches or feet below the surface of the ground and follow the topography of the land. For others, it may be much higher, even coming above the surface of the soil.

The water table as well as local soil conditions and drainage can impact homes and their foundations. If soil drains efficiently and there is a relatively low water table, it may not be problematic. However, if soil is dense and absorbent and the water table is high, the ground around a home may swell and become saturated. This can exert significant pressure against the foundation walls, states Rytech, a water damage and mold rehabilitation company.

In areas where a local water table rises near the surface, water can push against the underside of the foundation in a condition known as “hydrostatic pressure.” This may cause water to infiltrate through the bottom of the foundation — even permeating solid concrete over time. If hydrostatic pressure is severe, it could lift certain portions of the foundation out of

the ground, but this is very unlikely. But it could cause shifting of foundation walls and structures like fencing and decks.

Even if ground water does not cause foundation cracking or shifting, it could lead to humidity issues, resulting in rust, bacteria and mold. Wood structures in a home may be compromised by a high level of humidity.

The home improvement resource Angie’s List says certain steps may need to be taken to protect against damage from a water table and abundant ground water. Basement and foundation waterproofing professionals can help homeowners develop a plan to mitigate water damage. This can include grading changes and the installation of drains and pumps to move

water away from the house. Special paints and sealants also can protect the foundation.

Ground water can be a hindrance when it affects the home, but homeowners who learn about it can be in a position to confront any ground water issues.



**Schroepfer Well Drilling, Inc.**  
*“Where quality meets the environment”*  
**Schroepfer Geothermal**

### Water Well Drilling

**Homes, Residential + Commercial Irrigation Systems, Orchards, Vineyards, & More**

Water is our most basic need, and must be installed correctly to protect from contamination. Contact us today for new installation, retrofitting, or for a consultation to see what’s inside your well.



### Pumps, Service, & Repair

A properly sized and installed pump system is vital for adequate water supply.

Pumps, pressure tanks, pressure gauges, pressure switches, and even water lines will need maintenance with time.



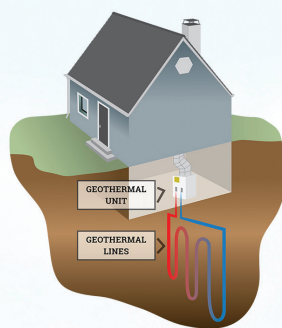
### Water Treatment

A water conditioner can correct hard water stains and soap scum, extend the life of all your plumbing fixtures and appliances, give you softer skin, and save you dollars on laundry, bath, and dish soaps.



### Geothermal Systems

**Great for your Budget & the Environment**



Geothermal systems are recognized by the EPA as the most energy efficient heating and cooling system. They use free energy stored in the earth to save money on utility bills, and reduce the carbon footprint. Ask us about tax credits and rebates, and how a geothermal system can save you up to 70% on energy for the life of your home.



[schroepfers.com](http://schroepfers.com)

(573) 484-3214

[info@schroepfers.com](mailto:info@schroepfers.com)



## Gray is here to stay in home designs

**D**ecorating a home in neutral tones has long been recommended as a way to sell a home quickly. But the color gray also provides a blank canvas for homeowners who have no intention of putting their homes on the market anytime soon.

Beige and white have long been go-to colors for neutral living spaces. But many interior decorators now look to gray as the neutral color of choice.

Design experts advise that gray has a broad range. Gray can include everything from silver to charcoal to a dusty cloud. According to the trendsetters at Glidden Paints, gray coordinates well with other colors. Plus, the neutral appeal of gray boasts a timeless quality.

Gray is not a clear-cut color that's simply a 50-50 blend of white and black. Gray has subtle nuances that can lean toward blues, greens, taupes, and more depending on the lighting and surrounding furnishings. That means that homeowners who are ready to replace their furniture or accessories need not necessarily repaint if they've previously decorated in shades of gray.

Individuals need only replace small items to produce a big effect in rooms where gray is dominant. Because gray is so neutral, it works with soft, calming colors in various pastels, but equally as well with bright reds, yellow and oranges, according to Scott Bodenner, a Brooklyn-based textile designer.

Gray also is a predominant color in natural stones used throughout homes in entryways, bathrooms and kitchens. It can make design sense to maintain continuity throughout by dabbling in gray elsewhere.

Designers have shown how gray does not have to be cold, industrial or gloomy. It can be sophisticated in just about any room of the house. More designers are now leaning toward warmer variations of gray, such as taupes and blends dubbed "greige," that are beautiful but not as stark as pure gray.





### *A Whole New Look...*

**A Whole Lot of Value!**

**Drafty windows and doors could cost you hundreds this winter. Enhance the comfort and value of your home with beautiful, energy-efficient replacement windows.**

*Call today for your free in-home estimate!*

**We Carry & Install  
Automotive Glass,  
Residential Windows,  
Shower Enclosures, & More!**



Hwy. 19 South • Cuba MO 65453  
**573-885-4199**

**OVER 40 YEARS EXPERIENCE AND 27 YEARS IN THE SAME LOCATION!**



## When it can be smart to hire a painting pro

**F**ew things can revitalize a home more readily than a fresh coat of paint.

Thanks in part to the affordability of paint and its ease of application, painting is something that even novice DIYers can typically handle. According to the

marketing advice guru Brandon Gaille, it is estimated that residential interior paint only lasts around three years before it needs to be updated. Exterior paint can fade, chip and peel due to various envi-

**Painting - continued on page 23B**



## Stop Throwing Money Out the Window.

Insulate Today More for a Comfortable & Energy-Efficient Home All Year!

- Blown-in Fiberglass
- Fiberglass Batts
- Attics • Sidewalls
- Crawl Spaces
- New & Old Construction

**FULLY INSURED • FREE ESTIMATES**



**30+ Years In Business**

# WILLIAMS INSULATION

411 Piazza Rd. • St. James, Mo.

**(573) 265-8940**

**PAULETTE  
DESIGNS, LLC**

*Residential Drawings  
and More!*

Design, Working,  
Drawings and  
Consulting  
with Individuals and  
Contractors



**Paulette  
(Whitthaus)  
Keter**

**(573) 690-1072  
Fax (573) 395-4597**

*paulettedesigns1@gmail.com*

388 W. Springfield | Gerald, MO 63037  
573-764-5000

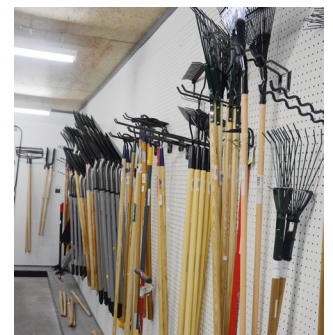
# Gerald Home Center LLC

*Everything in Building Materials*

**Do it  
Best**

*For All Your Building  
Supplies...Inside & Out*

- Lumber
- Plywood
- Trusses
- Decking
- Cabinets
- Paint
- Shingles
- Flooring
- Doors
- Windows
- Garage Doors
- Insulation
- Drywall
- Electrical
- Plumbing
- Cement
- Culverts
- RV Supplies
- Propane
- Custom House Plans
- & Much More!



**DELLEN GARAGE  
DOORS**

*"Experience the Quality"*





## House powerwashing tips

**P**owerwashing, also known as pressure-washing, utilizes a high-velocity water spray to remove dirt and residue from the exterior surfaces of a home. It is frequently used on vinyl siding, concrete and sometimes wood decks to treat mildew and other growth that accumulates over time.

Powerwashing can be a great way to remove grime without having to scrub by hand. But it requires a delicate touch to get it right. Sometimes it is best to leave the job to professionals. But homeowners willing to give it a go can try powerwashing themselves, as various stores rent power washers.

The home improvement website ImproveNet says that, until very recently, pressure washers were almost exclusively commercial machines sold to professionals or rented to do-it-yourselfers. Lately manufacturers have targeted homeowners looking to buy with lightweight options. For those who see powerwashing as a routine venture, purchasing a unit may be worth the investment.

It is important to exercise caution when operating a powerwashing machine. The high-velocity spray can tear through skin. It is key to get a feel for the washer, and try less pressure first to get a handle on the magnitude of the tool.

Don safety gear prior to using a pressure washer. Gloves, eye protection and ear protection can be handy. Most units will connect to a standard garden

hose. Choose old clothing and expect to get wet. Never point a powerwasher hose at anyone and do not attempt to rinse feet or hands in the spray.

The renovation resource The Family Handyman suggests starting with a wide-degree nozzle to test out the spray on the surface that needs to be cleaned. A 15- or 25-degree nozzle is usually the wand for general cleaning and paint stripping without damaging the surface of the home. Experiment with an optimal distance of the washer wand to get the desired cleaning effects without causing any damage. Work using a horizontal and slightly downward angle to avoid driving water up under the siding of a home.

Avoid spraying any electric wires or components on the home. Also, try not to spray upward, and angle the spray away from doors, windows and vents.

Some washers have reservoirs that will hold a detergent solution. Choose the right detergent for the job. Keep in mind that cleansers containing bleach can damage surrounding plants, so they may need to be covered while the washing takes place.

Avoid the use of ladders when operating a powerwasher. The push-back from the wand can cause falls. Instead, opt for an extension wand to address the upper reaches of a home.

Powerwashing a home is an effective way to remove stubborn grime and refresh the look of a home's exterior.

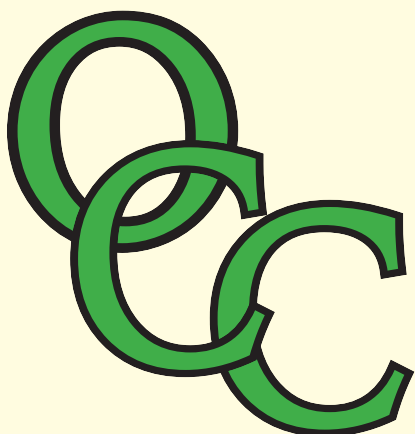
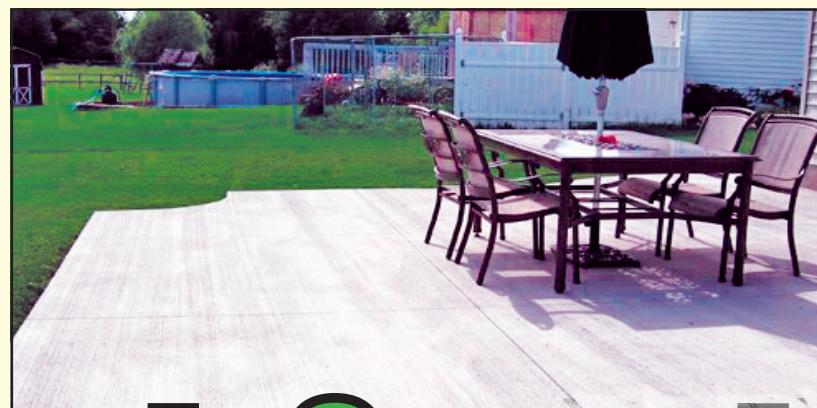


*Create a beautiful appearance and functional outside with long-lasting concrete!*

## A LASTING IMPRESSION

**If you're interested in installing or replacing a PATIO, SIDEWALK OR DRIVEWAY**

**see us - your concrete specialists!**



**Osage County Concrete**

**428 Hwy. 50 W • Linn • 573-897-2149**

## Painting - Continued from page 21B

ronmental factors. As a result, many homes can likely use a fresh coat of paint in at least one room.

As DIY-friendly as painting can be, when attempting to paint the interior or exterior of their homes, homeowners may learn that some painting projects are best left to the professionals. Painting requires skill, patience and a knowledge of how various paints — including finishes for particular applications — will hold up. Novice painters may do more harm than good by dripping paint on expensive carpeting or floors or fail to recognize the nuances that indicate a spot-on painting job.

Professional painters have spent hours upon hours learning the ropes of what works — and what does not. Painters often understand that painstaking preparatory work is crucial to getting pristine finished results. Walls and ceilings must be properly repaired and prepared even before a base coat is applied.

Professional painters also have an eye for details. And because professional painters make a business out of doing interior and exterior surfaces, they understand which techniques can improve efficiency. That means a professional job can typically be completed much more quickly than a DIY project.

Even though some people think they'll save money by painting their own homes, that's not necessarily true. Professionals already have all the equipment necessary, unlike novices who may need to make repeated and potentially costly trips to the hardware store for supplies. Plus, if mistakes happen, DIYers have to spend additional time and money fixing them.

Safety can be a large motivator for turning painting over to a pro. Navigating exterior areas or tall interior ceilings can be challenging and may require scaffolding or tall ladders DIYers do not have. Risk of falls or other injuries increase with lack of experience.

Painting can give a home a facelift, and oftentimes it is smart to turn the work over to professionals to ensure the job is done just right.

SMALL JOB SPECIALIST • REASONABLE RATES

## DAHL DIRT WORKS, LLC

- Trenching
- Roto-Tilling
- Driveway Pipes
- Posthole Digging
- Brush-Hogging



314-606-7823 • 573-764-3701

## Midwest Spray Foam Insulation

CHOOSE BETWEEN BOTH  
CLOSED & OPEN CELL FOAM

Attics • Walls • Subfloors

OWENSVILLE • 573-680-2853 • Tom Reed, Owner

# SAVE NOW



Homeowners who purchase a qualified Rheem heating product by Dec. 15, 2021 may be eligible for a Utility Company Rebate of up to \$1,800

GIVE US A CALL TODAY AND LET US HELP YOU STAY WARM THIS WINTER AND SAVE MONEY!

HIGH EFFICIENCY GAS FURNACES  
ELECTRIC HEAT PUMPS & GEOTHERMAL

Your Local Ameren Rebate Contractor

## MACIEJEWSKI

PLUMBING, HEATING AND  
AIR CONDITIONING



The New Degree of Comfort™

SALES & SERVICE (573) 437-3214

610 East Hwy. 28, Owensville, Mo.

## Keep safety on standby.



A standby emergency generator is useful during a power outage... if properly installed and used safely. Installation should be done by a licensed electrician to avoid voltage feedback that could electrocute co-op members or line crews.

Keep generators outdoors and install a carbon monoxide detector in nearby enclosed spaces. And always keep children away from generators. Ask your co-op for more advice on operating your generator safely.



10301 N. Service Rd. • Bourbon, MO 65441 • (573) 732-4415 • crawfordelec.com

## Lighting is a key component of curb appeal

**C**urb appeal can affect prospective buyers' perception of a home. When addressing curb appeal, homeowners may be inclined to focus on features that are easily seen from the street during the day. But what can a homeowner do to improve on his or her home's nighttime aesthetic?

Outdoor lighting is one aspect of curb appeal that is often overlooked, advises the home improvement experts at The Spruce. Homeowners may fail to recognize the importance of how proper illumination can provide their homes with a warm glow and make it look beautiful after the sun has set. For example, think of how cozy and inviting neighborhoods appear during the holiday season when homes are strung with twinkling lights. Homeowners can replicate that look all year long with lighting elements.

Lighting for evening hours also helps maintain a safe environment for people who are visiting the property. Illuminating walkways and doorways provides a clearly visible and safe path to and from the home.

The following are a few ways to improve outdoor lighting.

- Focus on architectural features. Outdoor lighting can focus on the external features of the

home's architectural style. Use light to draw attention to interesting gables, dramatic roof lines, dormers, or curved entryways.

- Play up landscaping. Stylish lighting can highlight trees, shrubs, pathways, gardens, and all of the elements of softscapes and hardscapes on a property. The lighting experts at Vernon Daniel Associates say that soft lighting can make homes feel warm and cozy. Uplighting trees or other elements can add a dramatic effect.

- Light up all doors. Make sure that doors, both entry and garage, are properly lit for ease of entry and egress from the home. Safety.com, a home and personal security resource, says a home burglary occurs every 15 seconds in the United States. Installing motion-activated lights or lights on timers can deter break-ins. Consider using home automation to control porch lights and other outdoor lights remotely, if necessary.

- Create entertaining areas. Outdoor lighting can be used to extend the hours residents can spend outside. This is great for entertaining and can be an excellent selling point.

Homeowners are urged not to overlook outdoor lighting as a vital part of their plan to improve curb appeal.



**Sheds! Tiny Homes! Cabins! Garages!**

Rent-to-Own with no credit check. You're approved for as little as \$100 down! Or go with our GreenSky Financing option with No money down and low payments with approved credit!

**Lofted Barns! Play Houses!**

No Credit Check! Military Discount!

*We've got you covered!*

**FREE Delivery & Setup!**

Stop by Cornman Auto today to check out our in-stock Premier Portable Buildings today! Save BIG \$\$ on last year's models & our selection of repos!

**Get 'em before they're gone, they won't last long!!**

**Cornman Auto (573) 732-9090**  
**8953 N. Service Rd. • Bourbon, MO 65441**

**Plant trees in Fall...**  
**They love to stretch their roots in winter!**

**\$ October Buck Days - Redeem NOW through October 31**  
 Check our Upcoming Events at [www.hillermann.com](http://www.hillermann.com)



**Hillermann**  
**NURSERY & FLORIST**

2601 E. 5th Street, Washington, MO  
 636-239-6729 | [www.hillermann.com](http://www.hillermann.com)  
 Hours: Mon-Sat: 8:00 to 5:00, Sun: 10:00 to 3:00



## Three factors to consider when choosing a lender

**A** home is the most significant purchase many people will ever make. Perhaps because of that, many buyers, particularly those purchasing a home for the first time, are understandably nervous about the home-buying process. The decision regarding which home to buy warrants ample consideration, but so, too, does the buyers' choice of lender.

Mortgage lenders can be found all over the internet, and the sheer volume of lender options can make it hard for home buyers to find the right fit for them. Couple that with lending-related terminology that many first-time buyers may be unfamiliar with, and it's easy to see why prospective homeowners can feel overwhelmed about the process of borrowing money to buy their homes.

When looking for a mortgage lender, prospective homeowners should never forget that the choice of lender is, in most cases, entirely theirs to make. When making that decision, a host of variables should be considered. The following are three such factors that, upon ample consideration, may help buyers rest easy knowing they did their due diligence when looking for lenders.

### 1. Reputation/ recommendation

Just like other businesses, lenders have reputations, and oftentimes those reputations can be determined via some simple online research. Peruse online reviews to determine what past buyers felt about a given lender. If possible, ask friends, family or colleagues who they worked with to secure a mortgage.

### 2. Fees

Fees vary from lender to lender. Fees should not be mistaken for interest rates, which change daily and are typically dictated by the financial industry and prospective buyers' credit history and financial standing. When speaking with potential lenders, ask for a rundown of their fees, and the services those fees include, and closing cost estimates in writing, then compare and contrast fees and costs of various lenders before making a final decision. Some lenders may charge considerably more in fees than others, so buyers should put in the effort necessary to comparison shop.

### 3. Personal interaction

Buyers, especially those who have never before purchased a home, will likely

have lots of questions. This is where personal interaction with a prospective lender should be noted. Securing financing for a home purchase can sometimes seem

like an impersonal process, but it doesn't have to be, and many lenders are happy to answer buyers' questions. Lenders who answer questions quickly and clearly can

make buyers more comfortable about the home buying process. Buyers may want to avoid lenders who seem evasive or unwilling to answer questions in writing.



FIRST BANK WISDOM<sup>®</sup>:

**The best home improvement is the kind your house pays for.**

Let's get to work.

*New Rates!*  
**HOME EQUITY**  
LINE OF CREDIT

as low as

**3.48%**  
APR\*

for the first 12 months

as low as

**5.00%**  
APR\*

after



Member FDIC

First Bank  
120 S 1st St Owensville, Mo.  
573-437-4121  
340 S Main Gerald, Mo.  
(573) 764-3324

firstbanks.com  
800-760-BANK

\*The Annual Percentage Rate (APR) is a variable rate based upon an index and a margin. The APR will vary with the Prime Rate (the index) as published in the Wall Street Journal. The introductory rate is a discounted variable APR and is based on Prime minus 1.52%, and will remain in effect for twelve months after loan origination. After this, the variable rate APR will range from Prime + 0% to Prime + .425%, depending on the applicant's credit score. As of September 20, 2019, the APR ranges from 5.00% to 5.425%. The APR may increase but will not exceed 18%. Offer based on auto-debit of payments from a First Bank checking account. If not auto-debiting payments from a First Bank checking account add .75% to both the introductory rate and the permanent rate. Rates are subject to change.

# Benefits of freestanding tubs



**F**ew home design elements provide the instant wow factor of freestanding tubs. Freestanding tubs have an air of luxury that can help current homeowners relax, and impress buyers when homes go on the market.

Freestanding tubs are typically made of cast iron or porcelain. The home improvement website HomeAdvisor notes that cast iron is durable and solid and retains heat well, which is great for those who want to spend more than a little time relaxing in a freestanding tub. However, because cast iron is so heavy, installing a cast iron tub may require structural reinforcement of the flooring, which will add to the overall cost of the project.

According to HomeAdvisor, the average cost to install a tub varies widely

**Tubs - continued on page 27B**

*Fall*  
**CLEARANCE**  
EVENT

Classic Buildings

**BIG savings on 2019 inventory**

- ✓ Free building upgrade options (on custom orders)
- ✓ Free metal roof
- ✓ Free delivery

OR

- ✓ 18 months of NO interest financing

Offers good thru 10/31/19

Call us today! (573) 897-5706 [ClassicBuildingSales.com](http://ClassicBuildingSales.com)

## Your Dream Home

*from concept to completion*

**NEW HOMES • HOME ADDITIONS • HOME REMODELING AND COMMERCIAL CONSTRUCTION**

Let us professionally handle every aspect of the job, from the blueprints and planning to estimating, building and post-production follow-up, so your project is carried out seamlessly.

3342 Highway T,  
Rosebud, MO 63091  
**(573) 308-5877**

[dean\\_pohlmann@hotmail.com](mailto:dean_pohlmann@hotmail.com)

**POHLMANN**  
CONSTRUCTION CO.

## Tubs - Continued from page 26B

depending on the type of tub, the materials its made of and other factors, including plumbing and piping. For example, the cost to install a freestanding tub will rise considerably if new plumbing and piping are necessary.

Before purchasing a freestanding tub, homeowners should seek estimates regarding installation, making sure to get them in writing. Contractors will determine if structural reinforcement is necessary and include such costs in their estimates. In addition, make sure to ask contractors to investigate piping and plumbing so no surprises pop up after the tub has been purchased and work has begun.

If estimates from contractors aren't budget busting, homeowners can consider these benefits of freestanding tubs before making their final decisions.

- **Cleaning:** Because they're detached from other bathroom fixtures and not flush against the wall, freestanding tubs tend to be easier to clean than built-in bathtubs. Freestanding tubs are accessible from all sides, making it easy to reach all those nooks and crannies where grime can build up.

- **Return on investment:** In its 2018 "Cost vs. Value" report, Remodeling magazine noted that upscale bathroom remodels recouped 56.2 percent of their cost at resale. That was a better return on investment than an upscale kitchen remodel (53.5 percent) and an upscale master suite addition (48.3 percent). The thought of a sizable return on investment can make relaxing in a freestanding tub that much more enjoyable.

- **Warmth:** Even freestanding tubs made of materials other than cast iron offer great heat retention. Stone resin bathtubs, for example, provide excellent insulation on cold nights. That's ideal for people who want to unwind in the tub without having to exit early because the water has become cold.

Freestanding tubs can transform regular bathrooms into luxurious oases.

## Did you know?

Investing in a home renovation project not only requires money, but also time and patience. While contractors, architects and designers can estimate how long a project may take, it is impossible to anticipate all of the scenarios that can affect that estimated timeline. Information from the real estate firm Keller Williams indicates an average kitchen remodel involving installation of new countertops, cabinets, appliances, and floors can take three to six months. But if ductwork, plumbing or wiring must be addressed, the job may take longer. A midline bathroom remodel may take two to three months. Adding a room to a house can take a month or two. The home improvement resource Renovation Junkies offers similar estimates, with the average home renovation taking between four and eight months. Homeowners need to consider time when planning their home projects.

## Advertiser Index on Page 38

**573-437-7332**



**HESEMANN**  
Landscape & Supply

Design, installation, maintenance, walls, patios, walkways and water features

- **IT'S NOT TOO LATE** to plant trees, shrubs & perennials to enhance curb appeal! We still have plant material available.
- \* LAWN & GARDEN SEEDS CHEMICALS, FERTILIZERS...etc.
- \* OVER 900 TREES, CONTAINERIZED & BALL IN BURLAP
- \* MORE THAN 1600 SHRUBS \* LANDSCAPE SERVICES
- \* GREAT GIFT ITEMS \* TOP SOIL AND MULCH

Fall Hours: Mon.-Fri. 9:00AM-5:00PM

**3500 Kuhne Rd**  
**Owensville, MO**  
**573-437-7332**

Your hometown, family owned and operated nursery/garden center with friendly personal assistance!





# ZEUGIN'S

## Home Repair & Maintenance

*"Free Estimates"* **(573)764-4454** *Licensed & Insured*

**PLUMBING ~ GUTTER CLEANING ~ PAINTING**  
**ROOFS & REPAIRS ~ SMALL CONCRETE JOBS DECK**  
**ELECTRICAL ~ SEALING & STAINING**  
**SEWER CLEANING ~ & MUCH MORE!!**

*Ken Zeugin, Owner* *email: kzeuginiii@yahoo.com*



## Complete Water Services

Need a Water Well? Call a certified contractor. Certified by the National Ground Water Association.

Different kinds of wells call for different techniques. The well and pump installation contractor needs to be water specialists, engineers, and craftsmen.

Members of NGWA's Certification Program have earned the right to display the Certified Emblem. This is your assurance that the contractor who displays it has that extra quality of pride in his work to take the time and effort to prove his proficiency.

**We Also Install and Service Pumps for Water Districts and City Wells.**

- Residential • Commercial • Municipal
- Certified • Licensed • Insured
- 3 Ton-70 Ft. Crane Truck
- Well Drilling
- Pump Sales and Service
- Variable Frequency Drives
- Free Estimates • Radio Dispatched

LICENSED MISSOURI WATER WELL CONTRACTORS  
"Serving The Entire Area Since 1968"

Hwy. 28 • Owensville, MO  
www.custompumpandwelldrilling.net  
**573-859-6107**





## Home security for the do-it-yourselfer

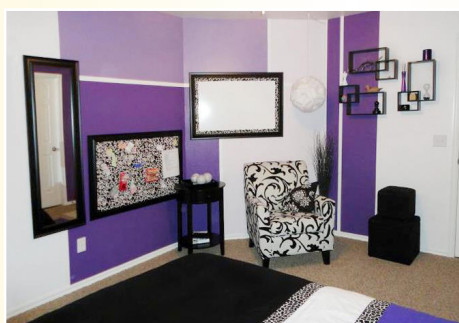
**F**eeling secure at home is a priority for many people. Many people consider installing security systems in their homes to improve their sense of well-being. Whether one owns or rents, individuals may be surprised to learn that do-it-yourself security systems can be savvy investments.

The right system can help people protect their belongings and their families, but sorting through the various security systems on the market can be a daunting task. While full-service setups that

Security - continued on page 29B

### Tammy Curtis ~ Artist

## Murals etc



- Trompe l'oeil
  - Nursery Murals
  - Texture Finishes  
(Linen, Denim, Suede, Leather, Striae, etc.)
  - Custom Stencils & Borders
  - Custom Quilts & Baby Albums
  - Personalized Teddy Bear Chairs
- Call for info & pricing!**



**CUSTOMER FAVORITE**  
Order NOW for Christmas!



• 573.579.2684  [www.facebook.com/MuralsAndBabyGifts](http://www.facebook.com/MuralsAndBabyGifts) [www.MURALSETC.com](http://www.MURALSETC.com)



**Whether you are investing in a new home or investing in your existing home, now is a great time to spruce up your insurance policy.**

*"Let me show you how reasonable good insurance can be"*

## Curtman Insurance Agency

Agents Bryan Curtman & Sherri Biermann

573-437-8258 ■ Owensville, MO  
curtmanagency@gmail.com

~ Farm ~ Home ~ Business ~ Auto ~ Life ~ Special Events ~

## Security - Continued from page 28B

include professional installation and monitoring are available, some homeowners may want to investigate the highly customizable DIY kits now available. Some include personal monitoring, while others are self-install technologies with professional monitoring.

Before getting started, homeowners and renters can ask themselves a few questions to help narrow down their options.

- What is your budget? Professional installation and monitoring will likely cost more than DIY kits.
- How large is the home?
- Are you tech-savvy?
- How frequently are you out of the home on vacation or extended trips?
- Do you desire emergency response?
- Do you want an entire package or just some deterrent devices?

Once men and women have answered these questions, it's time to start shopping. Here are some DIY security system items that may be of interest.

### Smart home security systems

These home security systems connect to a home's Wi-Fi network so they can be monitored and controlled using a smartphone app. Others may be accessed through an application on the internet. It is important to look for a system that has the extra security of technology that is not easily hacked.

### Security cameras

Some people may only want to watch the inside and outside of their residences. It can take mere minutes to set up wireless security cameras around the house. These devices connect to a Wi-Fi network and give customers free access to a constant stream of video. Some systems make it easy for homeowners to listen in on what's going on at home and even talk to anyone within the camera's range. Others can be paired with cloud storage for recording video.

### Professionally monitored

Residents who are away from home frequently or are too busy to constantly monitor security systems may like the peace of mind of professionally monitored kits. Services like Frontpoint®, Link Interactive® and Scout® are just three that have affordable starter kits and video monitoring. Monitored alarm systems can be set to call the police or other emergency services if necessary.

### Entry-level or advanced systems

Entry-level systems typically include a few door and window sensors, a motion detector and a hub that communicates with these sensors. This may be enough for someone in an apartment or small house. More extensive systems may include additional sensors, door locks, garage door openers, surveillance cameras, lights, sirens, and even water and smoke detectors.

Do-it-yourself security systems represent a new wave to safeguard one's belongings and family. Kits continue to evolve and have become more seamless than ever.

573-437-2636

573-368-6963

## Roy Ruth & Denny Vogt

RESIDENTIAL  
CONTRACTORS  
BUILDERS/REMODELERS

1968 Bohemian Hwy. • Owensville, MO 65066



**\$0 DOWN**  
PLUS  
**0% INTEREST**



Get more Mahindra for your money  
with special financing on the  
Mahindra eMax 20S with loader!

**H**arrawood  
EQUIPMENT COMPANY LLC.

Factory Authorized Sales and Service for

**STIHL**®

**WOODS**  
The Attachment Experts.™

**D. LITTLE**  
TRAILER MFG.

**eXmark**

**TRAILERMAN**  
TRAILERS, INC.

4785 Hwy. 50 • Leslie, MO

573-259-4634

[www.HarrawoodEquipment.com](http://www.HarrawoodEquipment.com)

**MORE**  
Mahindra

Available 0% APR financing for up to 72 months on purchases of selected new Mahindra tractor models from participating dealers' inventory on qualified purchases through Mahindra Finance US LLC. For selected tractor models, the 0% APR financing is limited to 60 months. A down-payment up to 20% may be required for selected tractor models. Subject to credit review and approval and other terms and conditions. All financing is in Mahindra Finance USA LLC's sole discretion. Offer available for a limited time only and subject to change without notice.

**Mahindra**  
Tractors

MahindraUSA.com © 2019 Mahindra USA Inc.



## How to store firewood

**A** fireplace is a cozy and warm spot around which a family can gather. The home and real estate resource HomeGuides.com indicates that 60 percent of new homes have a fireplace, which is up from 36 percent in the 1970s.

Naturally, fueling a fireplace for the season may require homeowners with wood-burning units to keep an ample supply of wood at the ready. How that wood is stored is important, as properly stored firewood can prevent waste and other issues around the house.

Wood that is freshly cut has a water content of 60 percent or more. Yet, for best burning ability, wood should be near 20 percent in water content. Green wood is hard to ignite and will not burn nearly as well or efficiently as seasoned wood. Another concern associated with green wood is that it can contribute more to creosote accumulation in the flue of a fireplace. Creosote is a combustible material that may lead to fires if left unchecked.

According to BioAdvanced®, a science-based lawn, garden and home improvement innovator, seasoning wood typically takes six months to a year. Homeowners may opt to purchase seasoned wood that already has sat and dried.

Homeowners who have an abundance of firewood have to store it somewhere. Log Splitters Direct suggests choosing a dry, breezy area of the property that is

about 20 feet from the nearest door to the house. This helps avoid hitchhiker pests from coming inside with the wood, such as termites, ants, spiders, and mice. Do not stack the wood flush against a structure. It should be at least a few inches away to allow airflow behind the stack.

Stick to organized rows of wood no more than four feet high. Log racks and pallets and posts will keep the wood up and off of the ground where moisture and rotting can develop. Placing the logs in an unorganized pile will impede air flow and cause the wood to rot rather than continue to dry and season even more.

Homeowners also should use a cover to protect seasoned firewood from the elements. Position a tarp or plastic sheeting so it blankets the top of the stack and extends a few inches down the sides. Keep the sides mostly exposed to air. Others prefer to stack it in a barn or shed or under an overhang.

Green wood is less expensive than seasoned wood. Those who prefer this method should do so in the early spring and let it season over the next several months.

Bankrate says that the cost of a cord of wood varies across the country, but in general one can expect to pay between \$120 and \$180 for a cord of hardwood that is split and seasoned. This price may be higher in mid-winter when demand increases.

**LOST HILL  
INSULATION  
Cellulose Contractor**

Blown Cellulose Insulation or  
Fiberglass Batting

**FREE ESTIMATES  
VERY ENERGY EFFICIENT • FIRE RETARDANT  
NEW HOMES OR RETRO FIT  
ANY STRUCTURE**

573-646-3147 or 888-568-9747 (Toll Free)  
Ryan: 573-308-7410 Nick: 573-308-6874

**The earth saves me money.**

**I had a ground-source heat pump installed at my home. Now I pay half as much to heat and cool my home and heat some of my water for free. I try to help 'save the earth.' Now it's returning the favor.**

Visit [www.TakeControlAndSave.coop](http://www.TakeControlAndSave.coop) to find out how you can start saving energy and money too!

**Three Rivers Electric Cooperative**

With offices in Linn and Brazito • (800) 892-2251 • [threeriverselectric.com](http://threeriverselectric.com)  
[www.TakeControlAndSave.coop](http://www.TakeControlAndSave.coop)

# Time to replace old wiring?

Old homes can be charming and contain architectural elements not often seen in many modern housing developments. But what older homes may have in design appeal, they may lack in updated features.

While cosmetic changes are not necessarily difficult, one area of concern in historic homes — and sometimes even in houses built 40 or 50 years ago — is archaic wiring. Wiring provides power to every room of the home. In today's electronics-driven society, electricity that works is an essential component of daily life. Over time, wiring can be compromised through simple aging, pest infiltration, weather, or other conditions. Deteriorated wiring can present a shock hazard and also a serious fire hazard, warn the home renovation experts at The Spruce. Furthermore, the home improvement site This Old House advises that the amperage of old wiring may not be able to meet the needs of the devices used in homes — overpowering the circuits. This can cause breaker blowouts and other problems, such as overheated wires that may spark and cause fires from within the wall.

Wiring often falls into the “out of sight, out of mind” category. Homeowners may make allowances for inadequate electrical systems, such as running extension cords

or using multiplug connectors to increase their wiring capacity. However, they may not be diligently keeping on top of upgrades needed to stay safe. Confirming that a home's electrical system is safe is a necessary part of home maintenance.

For those who haven't already done so, schedule an inspection with a licensed electrician to go over the home's wiring. He or she can determine if any areas pose a safety risk and/or do not conform to local code requirements and the National Electrical Code. Failure to meet code can lead to difficulty obtaining permits to make other home renovations, or difficulty selling a home later on.

The electrician can also go over improvements that can improve safety and function. Additional outlets, including GFCI outlets in kitchens and bathrooms, may be part of the plan, as well as rewiring a fuse box or circuit panel to allow for better flow of power around the house. Frayed wiring or underinsulated wiring also may need to be replaced.

Owners of old homes should recognize possible electrical system dangers that require attention. Plus, considering electrical codes change quite frequently, it is always in a homeowner's best interest to work with a qualified electrician to keep wiring inspected and up to date.



*Kelly Valley*

# NK DRYWALL LLC

REPAIR, INSTALLATION & REPLACEMENT

3566 Hwy. EE  
Owensville, MO 65066

573-437-6152  
314-753-2572

## Residential & Commercial

*Wayne's*  
 PEST CONTROL CO.



Termite & General  
 Pest Control  
 Shrub & Tree Spraying  
 Environmentally Friendly  
 Odorless Chemicals

**573-484-9400**

WASHINGTON 636-239-2229

UNION 636-583-8524



# B&H

## Thanks

to all the local farmers who have given so much support to our business over the past 30+ years!

- Complete Water Well Installation
- Repair On Existing Equipment
- Geo Thermal Wells & Looping
- Cobett Waterers and Water Lines Installed

**We Hope We Can Help In The Future!**

*Serving all of Mid Missouri*

**FREE ESTIMATES ON NEW WELLS**

**455-9111 • 897-3793**

**bhwelldrilling.com**

## Basement remodeling tips

**A** basement remodeling project can add valuable and usable space to a home. For many years, homeowners overlooked the potential of a basement remodel, perhaps thinking it would not be a smart return on investment. But that's no longer the case.

The latest "Cost vs. Value" report from Remodeling magazine says the average basement remodel can cost around \$61,000 with a 70.3 percent recoup rate. In addition, HGTV says architects and contractors indicate the cost of redoing a basement is roughly one-third to one-half less than the price of putting an addition on a home.

Before remodeling a basement, homeowners should think about how they want to use the space. Homeowners also must focus on some potential obstacles in a basement that will need to be addressed so that the area can be as functional as possible.

Basements can be chilly and damp. That means moisture issues and heating and cooling needs must be addressed prior to any construction. Homeowners may have to consider the installation of a dehumidifier and run venting through the basement to allow for proper climate control. If a basement takes on water, either through the walls or a concrete slab, a professional waterproofing company can come in and fix these issues so they will not damage drywall and flooring afterwards.

The presence of insects and pests also must be addressed. Exterminators can help homeowners figure out which insects are in their basements and how to make the space less hospitable to these unwelcome guests so that the room will become com-



fortable for human occupants.

Space is often at a premium in basements, which may contain HVAC units, water heaters, filtration devices, ductwork, pipes, and the other appliances. Qualified contractors can suggest solutions for cordoning off appliances and camouflaging pipes and wires so they won't detract from the finished product. However, building access panels into the design will make it easier to service or repair features as necessary. Homeowners also may want to wrap pipes before drywall is installed to quiet noisy drainage pipes.

Uneven basement flooring will need to be smoothed out and flattened before carpeting or tile can be laid down. A self-leveling underlayment can be applied to fill in gullies, while larger crack and holes will need to be patched.

Once the structure of the basement is addressed, then the design work can begin. Many professionals advise against drop ceilings, which can take away from ceiling height and look cheap. Basements can be dark, so the addition of plenty of lighting can help brighten the room. Small basement windows can be replaced with larger ones to add more light as well.

Homeowners can mimic built-ins and architectural details from elsewhere in the home so the basement is aesthetically cohesive and doesn't seem like an addition. Bookcases and shelving can add valuable storage space as well. Decorate the basement with bright, neutral colors so they make the space feel more inviting.

With some effort and financial investment, basements can be as beautiful and functional as other rooms in a home.

## BY YOUR SYDE FOR HOME IMPROVEMENTS



1023E Tractor & Mower Deck & Loader

**\$13,975\***

3025E Tractor & Loader

**\$16,975\***

3038E Tractor & Loader

~~\$20,975~~  
- \$500  
**\$20,475\***



4044M Tractor & Loader

~~\$25,975~~  
- \$1000  
**\$24,975\***

5075E MFWP Tractor & Loader

~~\$36,975~~  
- \$1000  
**\$35,975\***

**Hermann**  
1854 100 West  
573-486-3204

**Dutzow**  
14400 State Highway TT  
636-433-2256

**JOHN DEERE** | **SYDENSTRICKER** [Sydenstrickers.com](http://Sydenstrickers.com)

Pricing offers end 10/31/2019. Financing offer expires 10/31/2019. Some exclusions apply. See dealer for details.

## energy saving HOME IMPROVEMENTS

Mainstays 1500W Electric Stove Heater with 3D Flame

- Overheat protection
- 2 Heat settings
- Adjustable flame brightness
- Flame effect with our without heat

**\$99<sup>94</sup>**



Arctic King 7 cu ft Chest Freezer

**\$198**

- Adjustable thermostat
- Easy-to-clean interior
- Balance hinge design
- L 32.1 x W 21.7 x 33.5

Great Value Halogen Light Bulbs  
60 Watt Equivalent, Soft White, 4-Pack

**\$2<sup>88</sup>**



Royal Plush Raschel Throw Blanket

- 50" x 60"
- Several Designs to Choose from

**\$8<sup>88</sup>**



**Walmart** **Save money. Live better.**

Hwy. 28 East • Owensville • (573) 437-4156 • Open Daily 6 am



# Home inspections 101



**T**he process of buying a home can be unlike any experience prospective buyers have ever had. After finding a home they like and coming to an agreement on a sale price with the seller, buyers can expect to add many items to their to-do list. One of the first things to jot down on that list is scheduling a home inspection.

Home inspections are a vital part of the home buying process. Such inspections can protect buyers as they're on the cusp of making what will likely be the most significant investment of their lives. Understanding the home inspection process can help buyers during an exciting yet potentially nerve-wracking time in their lives.

### What is a home inspection?

The American Society of Home Inspectors defines a home inspection as an objective visual examination of the physical structure and systems of a house. Inspectors will conduct visual examinations from the roof to the foundation of the home. Additional structures on the property, such as sheds or detached outdoor living areas, are not typically included in the examination.

### What do inspectors examine?

The ASHI notes that inspectors will examine the condition of various parts of the home. The heating system, central air conditioning unit, interior plumbing

and electrical systems, roof (though inspectors will not climb onto the roof), attic and insulation will be examined. Inspectors also will examine walls, ceilings, floors, windows, doors, the foundation of the home, basement (or crawl space), and structural components.

### Can a home fail inspection?

Homes cannot fail home inspections, which are just assessments of a home's existing condition. Municipal inspections are separate inspections conducted by government agencies to verify that a property is in compliance with local codes. Home inspectors will provide detailed reports describing the condition of a home and indicate if any repairs are in order.

### Do I really need a home inspection?

A home inspection is a vital component that can help buyers make the most informed decision possible. Forgoing an inspection can leave buyers vulnerable to potentially costly repairs and issues with a home that might have been detected with a proper home inspection. In addition, some lenders insist that buyers have home inspections conducted before they will allow them to borrow money.

Home inspections can protect home buyers as they prepare to make the most significant financial investment of their lives. More information about inspections can be found at [www.homeinspector.org](http://www.homeinspector.org).

There's nothing spooky about our home improvement loans.



**LEGENDS**  
BANK

**573-437-LOAN**

602 East Hwy. 28 ■ Owensville, MO  
[www.LegendsBk.com](http://www.LegendsBk.com)



- Linn ▪ Belle ▪ East Linn ▪ Loose Creek ▪ Jefferson City
- Rolla ▪ Owensville ▪ Taos ▪ Union ▪ Westphalia



## What causes curled shingles?

No homeowner wants to look at the exterior of his or her home and see roof damage. Such damage may lead homeowners to think they need a new roof, a potentially costly expense that can quickly throw household budgets into a state of disarray.

According to the HomeAdvisor, the average homeowner spends a little more than \$7,600 installing a new roof. Various factors, including the size of a home and the type of roof homeowners prefer, will affect the cost of a roof replacement. In addition, homeowners who see roof damage can rest assured that not all roof problems will necessarily require a replacement roof to be installed.

Curled shingles are a problem many homeowners have encountered. This particular problem is not always indicative that a roof is on its way out. In fact, the home improvement resource This Old House notes that, as asphalt shingles

age, their corners often begin to curl downward or upward. Homeowners who notice this early enough can glue down the curled section of each shingle that's beginning to curl.

Some shingles may be curling because they're defective. Fortified Roofing, a New Jersey-based roofing company that specializes in the repairing and replacing of various roofing configurations, advises homeowners to contact a local roofing professional to diagnose the cause of the curling. Doing so quickly can prevent curled shingles from contributing to more widespread damage.

Moisture and poor ventilation may be contributing to curled shingles as well. Homeowners with attics in their home may see curled shingles on their roofs because moisture is building up in their poorly ventilated attics. In addition to causing damage such as curled shingles, a poorly ventilated attic allows moisture to build up, potentially contributing to mold



growth. Mold presents a host of additional problems, including some that can adversely affect the health of a home's inhabitants.

Improper roof installation also may be the culprit behind curled shingles. When a roof is not installed correctly, shingles may not be aligned or nailed down in the right way. This might be what's causing

shingles to curl on recently installed roofs.

Curled shingles are unsightly and can pose a significant threat to a home if not addressed promptly. Homeowners can protect themselves and their roofs by working with skilled roofing professionals, who can diagnose issues like curled shingles and offer the right solutions.

**Advertiser Index on Page 38 To be contacted for next year's Home Improvement edition call 573-437-2323**

### DECORATIVE STONE SUPPLY, LLC

573-764-3700

#### HARDWOOD MULCH

**\$10**  
1/2 yard

Higher Quality Mulch from Our NEW SUPPLIER!



#### COLORED MULCH

**\$18**  
1/2 yard

**\$34**  
yard



#### BLACK TRAP ROCK

**\$45**  
1/2 yard



Various Other Decorative Rock Available



Residential & Commercial, Septic Systems, Rock and Gravel Hauling, Basements, Ponds, Roads and so much more.

**OVER 50 YEARS OF EXPERIENCE**

# Explaining dangerous radon exposure

**R**adon is a colorless, odorless gas that forms naturally when radioactive elements, such as uranium, decay. These radioactive elements can be found in different amounts in soil and rock throughout the world. Though radon is present outdoors and indoors, it is often present in such small amounts that it does not pose a threat to human health. However, the American Cancer Society notes that prolonged exposure to high levels of radon can lead to lung cancer. People who work underground, such as miners, are most likely to be exposed to high levels of radon. People who work in factories where uranium is processed or those who come in contact with phosphate fertilizers are more likely to be exposed to high, and potentially dangerous, levels of radon. Building materials made from substances that contain radon also can lead to unhealthy levels of radon exposure. However, such substances, which the ACS notes

include concrete and wallboard, often give off very low levels of radon.



## Flooring: Every Style. Every Color. Every Budget.



Stop by our showroom today, and browse a huge selection of carpeting and area rugs, laminate, tile and wood flooring to beautify your home from these top name brands...

**MOHAWK FLOORSCAPES**  
 It's worth talking to the experts.

**MULLICAN FLOORING**

**Casabella**

**MANNINGTON**

**Tarkett**

**DURANGO**  
 HANDSCRAPED HARDWOOD

12 Months 0% Financing Available\*

Furniture...Bedding... & More!



FREE Financing  
 FREE Delivery  
 FREE Setup

**Flexsteel**  
 America's Seating Specialist

**England FURNITURE CO.**  
 a LA BOY company

**ASHLEY**  
 FURNITURE INDUSTRIES, INC.

**Best Home Furnishings**

**Serta**  
 Authorized Dealer

**J FURNITURE**

**Kay's Carpet and Furniture LLC**

\*Financing Available with approved credit

3637 Hwy. 19 • Owensville, MO  
 kaycarpt@fidnet.com



573-437-3805



OPEN: Mon.-Fri. 9AM-5PM • Sat. 9AM-2PM

Residential • Commercial • Agricultural

**LOCK'S MILL LP PROPANE INCORPORATED**  
 Loose Creek, MO

573-897-2197

- Family Owned • Competitive
- Reliable • Guaranteed Source of Propane
- SERVICES INCLUDE:**
  - Customer Owned Tanks • Lease Tanks Available
  - Cylinder Fills • 24-hour Emergency Service
  - Flexible Payment Plans
  - Pre-Buy Programs • Keep Full and Will Call



If you are a first-time propane customer, or would like to switch providers, please consider us for your propane needs.

Serving Central Gasconade, Maries and Osage counties



# How to keep a pet-friendly home clean

**S**ixty-eight percent of American households, or about 85 million families, own a pet, according to the 2017-2018 National Pet Owners Survey conducted by the American Pet Products Association. Canada's Pet Wellness report indicates that approximately 35 percent of Canadian households have a dog, while 38 percent have a cat.

Dogs, cats and other companion animals can be wonderful to have around, breathing energy into a family. Despite all of the advantages pets can bring, they tend to be a little messy. However, that doesn't mean it's impossible to have a pet and maintain a clean home. Homeowners just need to take a few extra steps to help things along.

- Manage pet fur. One of

Clean - continued on page 37B

Have your carpets look & feel great again!

## Carpet Cleaning

- ✓ Truck-mounted Steam Cleaning
- ✓ Top-of-the-line Equipment for...
- ✓ Top-of-the-line Results
- ✓ Residential & Commercial
- ✓ Fully Insured and Bonded

Call Final Sweep, LLC for an appointment  
**Randy McKinney**  
**573.426.6465**



## WE GO OUT ON A LIMB FOR YOU!

- TREE TRIMMING & REMOVAL
- STUMP GRINDING
- FREE ESTIMATES

*Fully Insured For Your Protection*



## FEELER TREE SERVICE

**(573) 864-2759**  
 or (573) 859-3798

33449 Hwy. 28 E. • Belle  
**Jim Robertson**

**Clean - Continued from page 36B**

the persistent issues pet parents face is fur. Grooming the pet regularly (preferably outdoors) will help tame some of its fur. Covering sofas and other places where pets like to lounge with an old sheet can contain some of the fur where it can be shaken off outdoors and laundered frequently.

- Upgrade your vacuum. You'll need a vacuum with strong suction to pick up fur, dirt, dander, feathers, birdseed, and any of the other debris that can accumulate thanks to pets. A vacuum with a good brush action also can dig in deep to carpets and upholstery to really clean thoroughly, say the experts at House Beautiful.

- Pause for paws at the door. Keep a small container of water by the front door. When returning from walks, dip the dog's paws into the water and dry before entering the house. This keeps dirt (and salt in the winter) from being a nuisance.

- Get the right cleanser. Pet owners must contend with accidents. Look for an enzymatic cleanser that will treat stains and odors so that pets do not return to the soiled area again and again thinking this is an acceptable potty location, says Modern Dog magazine. Test an area of the carpet or floor being treated for colorfastness before applying. Address accidents promptly.

- Choose the right upholstery. According to Martha Stewart Living, look for top-grain, semi-aniline leathers, as scratches are disguised on such pieces. In terms of fabric, microfiber or microsuede are better suited to pets because the fabric is tightly woven and may be more resistant to fur and soiling.

- Launder pet items. Regularly wash bedding and other belongings that pets use. This will help tame indoor odors.

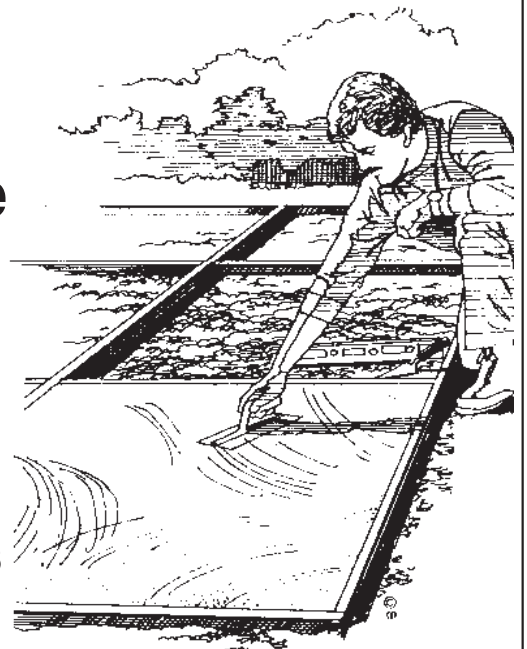
- Keep nails neat. Clipping dog and cat and other small animals' nails may help avoid scratches on furniture and floors. If you do not feel comfortable doing it, take the animal to a groomer.

Pet owners can keep their homes clean regardless of how much dirt their pets track into the house.

## ENKE CONCRETE CONTRACTOR

**We do all types of concrete Flatwork**

- ✓ Basement Floors
- ✓ Patios
- ✓ Driveways
- ✓ Sidewalks



**Roger Enke Concrete Contractor**

Phone (573) 437-6657

Rt. 2, OWENSVILLE, MO

## Clean UP your Home & Get Paid!

**PICKUP SERVICE AVAILABLE in Truckload Quantities**

**Aluminum Cans = \$\$**

**RECYCLING ZONE**

**WE BUY:**  
All Types of Aluminum, Car Batteries, Radiators, Catalytic Converters, Copper, Brass, and Much More!

1/2 Mi. west of Orscheln on Hwy. 28 ■ 573-437-5050

HOURS: M-F 8:30AM-5:00PM ■ SAT 8:30AM-12:00NOON

2249 Nowack Road  
Rosebud, MO 63091

**John Blankenship Excavating, LLC**

home (573) 764-3068  
cell (573) 259-6989

**EXCAVATING PONDS, ROADS, BASEMENTS AND YARD WORK**  
Hauling: Dirt & Rock

# Advertiser Index

## **Appliances & Repair**

Appliance Connection..... page 17  
(636) 583-2156 or (636) 239-7791

## **Appliance Cleaning & Inspection**

Appliance Cleaning Service..... page 17  
(573) 437-6020 or (314) 550-2219

## **Architect**

Nilges Home Designs..... page 14  
(573) 885-7700 or 885-6700

Paulette Designs, LLC..... page 21  
(573) 690-1072

## **Cabinets**

Green Cabinet Shop..... page 15  
(573) 859-6459

Schulte's Custom Woodworking.. page 11  
(573) 205-2910

## **Cleaning Service**

Final Sweep..... page 36  
(573) 426-6465

## **Concrete**

James Custom Flatwork..... page 9  
(573) 437-5248 or (573) 291-4608

MDC Concrete Construction  
(573) 259-8688..... page 3

Osage County Concrete..... page 22  
(573) 897-2149

Roger Enke Flatwork..... page 37  
(573) 437-6657

## **Countertops**

Carved In Stone..... page 6  
(573) 395-4070

## **Drywall Service**

TNK Drywall Service..... page 31  
(573) 437-6152 or (314) 753-2572

## **Electric**

Bohl Construction..... page 7  
(573) 764-2532 or 764-3423

Crawford Electric..... page 23  
(573) 732-4415

Gorrell Electric..... page 7  
(573) 789-5215

Mid Mo Drain Cleaning Service.... page 14  
(573) 578-1087

The Light Bulb Express..... page 9  
(573) 764-3600

Three Rivers Electric Coop..... page 30  
(800) 892-2251

Zeugin's Home Repair..... page 27  
(573) 437-8307

## **Excavating/Hauling**

Dahl Dirt Works..... page 23  
(314) 606-7823 or (573) 764-3701

Heintz Custom Tractor..... page 17  
(573) 694-1276 or (573) 694-6042

Jarvis Excavating..... page 8  
(573) 259-3478

Jenkins Excavating, Inc..... page 34  
(573) 437-3891 or (573) 259-5136

John Blankenship Excavating..... page 37  
(573) 764-3068 or (573) 259-6989

Raaf's Landscaping Service..... page 7  
(573) 437-4091

## **Financial**

First Bank..... page 25  
(573) 437-4121 or (573) 764-3324

Legends Bank..... page 33  
(573) 437-LOAN

Maries County Bank..... page 12  
(573) 437-4444

The Missouri Bank..... page 4  
(573) 486-3134

## **Furniture/Flooring**

Kay Carpets & Furniture..... page 35  
(573) 437-3805

Union Furniture..... page 11  
(636) 583-3133

Winter's Home Furnishings..... page 15  
(573) 437-2126

## **General Contractor**

Bohl Construction..... page 7  
(573) 764-2532 or 764-3423

Double K Builders, Inc..... page 8  
(573) 694-3096

Hempelmann Const. Inc..... page 39  
(573) 437-3819 or (573) 680-7465

Pohlmann Construction..... page 26  
(573) 308-5877

RV Construction..... page 29  
(573) 437-2636 or (573) 368-6963

Trainer & Son Inc..... page 2  
(573) 263-5951

## **Handyman Services**

B&H Home Repair..... page 18  
(573) 619-5934

Zeugin's Home Repair..... page 27  
(573) 437-8307

## **Hardware/Lumber**

Becker Millwork..... page 17  
(573) 744-5204

Gerald Home Center..... page 21  
(573) 764-5000

Haase Home Supply..... page 5  
(573) 764-2313

Pioneer Home Center..... page 40  
(573) 437-4104

Walmart..... page 32  
(573) 437-4156

## **Heating/AC**

Boessen Under Ground..... page 12  
(573) 897-2917

Boyd's Plumbing, Heating  
and Air..... page 18  
(573) 437-5000 or (573) 368-0117

Maciejewski Plumbing,  
Heating & Air..... page 23  
(573) 437-3214

Schroepfer Well Drilling..... page 19  
(573) 484-3214

## **Implement Dealer**

Harrowood Equipment Co..... page 29  
(573) 259-4634

Rosebud Tractor..... page 13  
(573) 764-3393

Sydenstricker..... page 32  
(573) 486-32044

## **Insulation**

Becker Millwork..... page 17  
(573) 744-5204

Lost Hill Insulation..... page 30  
(573) 646-3147 or (888) 568-9747

Midwest Spray Foam Insulation... page 23  
(573) 680-2853

Pioneer Home Center..... page 40  
(573) 437-4104

Triple AAA Faom Company..... page 2  
(573) 263-1997

Williams Insulation..... page 21  
(573) 265-8940

## **Inspections**

Daniels & Daniels  
Home Inspections..... page 7  
(314) 599-5291

## **Insurance**

American Family Ins..... page 03  
(573) 437-3726

Curtman Insurance..... page 28  
(573) 437-8258

State Farm Insurance..... page 18  
(573) 437-2101

Tom Bloemke Agency..... page 14  
(573) 437-4291

## **Landscaping**

Decorative Stone Supply..... page 34  
(573) 764-3700

Feeler Tree Service..... page 36  
(573) 859-3798

Hempelmann Const. Inc..... page 39  
(573) 437-3819 or (573) 680-7465

Hesemann Landscaping..... page 27  
(573) 437-7332

Hillermann Nursery & Florist..... page 24  
(636) 239-6729

Raaf's Landscaping Service..... page 7  
(573) 437-4091

## **Lawn Service**

Raaf's Landscaping Service..... page 7  
(573) 437-4091

## **Light Bulbs**

The Light Bulb Express..... page 9  
(573) 764-3600

## **Painting**

Hempelmann Const. Inc..... page 39  
(573) 437-3819 or (573) 680-7465

Murals etc..... page 28  
(573) 579-2684

Zeugin's Home Repair..... page 17  
(573) 437-8307

## **Pest Control**

Havener's Termite &  
Insect Control..... page 16  
(573) 437-2031

Wayne's Pest Control..... page 31  
(573) 484-9400

## **Plumbing**

Bohl Construction..... page 7  
(573) 764-2532 or 764-3423

Boyd's Plumbing, Heating  
and Air..... page 18  
(573) 437-5000 or (573) 368-0117

Haase Home Supply..... page 5  
(573) 764-2313

The Light Bulb Express..... page 9  
(573) 764-3600

## **Plumbing (continued)**

Maciejewski Plumbing,  
Heating & Air..... page 23  
(573) 437-3214

Mid Mo Drain Cleaning Service.... page 14  
(573) 578-1087

Zeugin's Home Repair..... page 27  
(573) 437-8307

## **Propane**

Lock's Mill Propane..... page 35  
(573) 897-2197

## **Power Tools**

Haase Home Supply..... page 5  
(573) 764-2313

Pioneer Home Center..... page 40  
(573) 437-4104

The Light Bulb Express..... page 9  
(573) 764-3600

## **Rental Service**

Pioneer Home Center..... page 40  
(573) 437-4104

## **Recycling/Salvage**

Recycle Zone..... page 37  
(573) 437-5050

## **Roofing**

Becker Millwork..... page 17  
(573) 744-5204

Double K Builders, Inc..... page 8  
(573) 694-3096

Hempelmann Const. Inc..... page 39  
(573) 437-3819 or (573) 680-7465

Lane Building Products..... page 4  
(573) 437-4147

Trainer & Son Inc..... page 2  
(573) 263-5951

## **Septic Service**

Central Mo. Septic Service..... page 39  
(888) 892-8587

## **Siding**

Bohl Construction..... page 7  
(573) 764-2532 or 764-3423

Double K Builders, Inc..... page 8  
(573) 694-3096

Hempelmann Const. Inc..... page 39  
(573) 437-3819 or (573) 680-7465

Trainer & Son Inc..... page 2  
(573) 263-5951

## **Storate Buildings**

5-Star Buildings..... page 16  
(573) 885-1000

Classic Buildings..... page 26  
(573) 897-5706

Cornman Auto..... page 24  
(573) 732-9090

## **Trailers**

The Light Bulb Express..... page 9  
(573) 764-3600

## **Windows**

Coverdell Glass LLC..... page 20  
(573) 885-4199

Gerald Home Center..... page 21  
(573) 764-5000

Quaker Windows and Doors..... page 10

## **Well Drilling**

B&H Well Drilling..... page 31  
(573) 897-3793

Custom Well & Pump..... page 27  
(573) 859-6107

Schroepfer Well Drilling..... page 19  
(573) 484-3214

**To get your ad in the next Ultimate Home Improvement Edition and Contractors Guide call 573-437-2323 today.**



## Arrange furniture, design rooms more easily

**R**edesigning a room can involve several steps, from choosing a paint palette to taking down walls to buying new furniture. When it comes time to put the space back together, finding an appealing furniture arrangement or layout renovation that maximizes space efficiently can be challenging if it requires moving heavy pieces of furniture around. To make such tasks easier, homeowners can rely on a bevy of room-designing apps that enable one to manipulate a room in the digital realm.

Some people have great spatial reasoning and can work out designs in their head or by plotting items on graph paper. But many homeowners may need a little extra help. By figuring out a floor plan, anyone can start laying out their furniture and other design elements.

Room planners come in various forms, from free downloads available through popular furniture companies to pay-for-use, third-party software. The following are some of the more popular room planners homeowners can utilize.

- **Amikasa:** This app enables users to create room layouts using furniture and more from real brands. It features a walk-through mode so you can take a virtual tour afterwards.

- **Autodesk Homestyler:** Brought to you by the company that produces professional design programs for architects and designers, like AutoCAD, Autodesk and Revit, this user-friendly technology allows you to create 3D renderings and move around furniture, decorative items,

appliances, and other elements right in the app.

- **Floor Plan Creator:** Start with the basics by plotting out precise and accurate floor plans. This app enables you to create multiple floor rooms in 3D and get automatic figures for perimeters, walls and more.

- **Ikea Home Planner Tools:** The free, easy-to-use home planner tool from the popular furniture giant enables you to see how items from the store can look in your space — before you bring it home. The Kitchen Planner from the company also makes it simple to enter Ikea components and see how much the proposed kitchen design may cost.

- **Magic Plan:** This is another popular feature-filled app for planning designs. The technology even allows you to take a picture of your existing room and create floor plans.

- **Planner 5D:** This is an extensive room-design tool that helps you design rooms down to the smallest architectural details. It also can be taken outdoors for landscaping and pools, utilizing 3D graphics.

- **Room Scan Pro:** This app draws floor plans simply by having you hold the phone up to a wall. The software will then scan the circumference and plot out the requisite measurements.

These are just a few of the room planners that can make it easier to see what a finished design product may one day look like.

Celebrating  
**20+ YEARS**  
of Service

**FREE COUPON**

**Central Missouri Septic Service, Inc.**

Septic Tank Pumping & Disposal

**FARM — RESIDENTIAL — COMMERCIAL**

Portable Toilet Rental • Aerator Unit Replacement • Risers & Lids

• Lagoons • Drain Cleaning • Effluent Filters • Grease Traps

Did you know Septic Tanks need to be pumped every 3 to 5 Years?

**FREE SEPTIC TANK ADDITIVE** to FFA Members  
at time of pumping with this ad  
(\$45 VALUE, WHILE SUPPLIES LAST)

**1<sup>ST</sup> CLASS  
SERVICE**

**SERVING CENTRAL MISSOURI**

**Toll Free: 1-888-892-8587**

State Certified Local: 573-764-3407-573-764-2534



**FREE COUPON**



*More Quality Work by*

**HEMPELMANN Construction!**



*Give Us A Call Today for:*

- ❖ New Homes ❖ Remodeling
- ❖ Additions ❖ Siding ❖ Roofing
- ❖ Painting ❖ Decks
- ❖ Garages ❖ Landscaping

**Over 25 Years in Construction...**



**HEMPELMANN  
Construction LLC**

3584 Hempelmann Rd.

Owensville, MO 65066

Adam

Don

**573.437.3819**

**573.680.7465**

# Fall Home Improvement HEADQUARTERS

**199<sup>00</sup>** Milwaukee



The Milwaukee™ M18 Cordless 2-tool combo kit.....Model# 2691-22

includes the Compact Driver (2606-20) and the 1/4in. Hex Impact Driver (2656-20). Powered by Li-Ion batteries, the M18 Series' revolutionary redesign of Lithium-Ion battery technology allows Milwaukee tools to deliver more power with faster speeds and longer tool run times, and are lighter and more compact, which eliminates user fatigue and improves overall work.



**30<sup>00</sup>** gallon natural cedar

Ready Seal colors include Burnt Hickory, Mahogany, Dark Walnut, Redwood, Mission Brown, Pecan, Natural Cedar, and Light Oak. Each are dark pigmented colors that can then be mixed together. No runs or streaks. Simple to use. Can use in any temperature. Stop by today and check it out.

**10% Off** valspar Latex Wall Paint **PROFESSIONAL**



Limited time offer good thru November 2, 2019. See store for details.

**FREE USE OF BLOWER WITH PURCHASE OF INSULATION**



**R-19 6" Thick 106 sq.ft. Bag...\$39.09**

As energy prices continue to rise, making sure your home is properly insulated has become more important than ever. There's never been a better time to install PINK Fiberglas® insulation. Because it helps conserve energy, it may also save you money on your energy bill and can even increase your home's resale value.

Call us today for a FREE insulation estimate.



**RUST-OLEUM**

Chalked Paint **13<sup>99</sup>** qt.



**NEW:** Varathane Premium Fast Dry Wood Stain

**WINDOW & SCREEN REPAIR FAST AND INEXPENSIVE**

- Lumber • Plumbing
- Electric • Tools and All Building Materials

**You need it? We've got it!**



**PIONEER HOME CENTER & RENTAL**



Highway 28 West • Owensville, MO • (573) 437-4104

Hours 7:00AM-5:00PM; Sat. 7:00AM-2:00PM

**We Cut High Tech Car Keys!**



**SAVE UP TO 50%!**

**No Batteries Required**