

THE MORNING JOURNAL

# HOMES ALMANAC

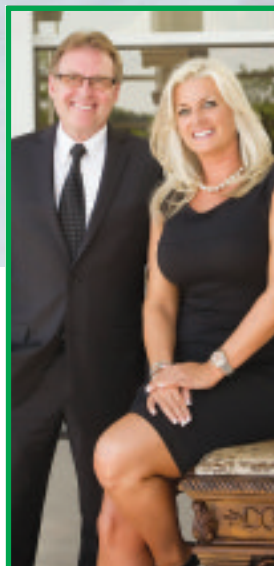
FEBRUARY 2017



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## Dos and don'ts for second-floor laundry rooms

Laundry can be a cumbersome chore. In homes with more than one story, clothes are put in a hamper, carried down to the washer and dryer, where they are then cleaned, dried, folded, and taken back upstairs to be put away. The entire process can be inefficient, which may contribute to why so many people delay doing laundry for as long as possible.

As unenjoyable as it can be, doing laundry is a necessity. Fresh clothing not only looks and smells good, it is essential to personal hygiene. One way to make the process of doing laundry go more smoothly is to consider moving the location of the laundry area. According to the National Association of Home Builders, more homeowners are moving their laundry rooms upstairs so they don't have to transport laundry baskets up and down the stairs.

Before moving their laundry rooms,

homeowners should take steps to safeguard their homes, and that may involve finding the ideal location for the new room. Find space for an upstairs laundry room and then consult with an engineer to be sure that the plan is feasible. An engineer and an architect can assess if a home is structurally sound enough to handle the weight and vibration of an upstairs laundry.

One of the biggest concerns with regard to moving a laundry room upstairs is the fear of flooding or leaks. There are certain steps to take to minimize these risks. Experts advise installing an easily accessible water shut-off valve. Turn off the valve when the washer is not in use. Also, steel-braided washer hoses are more sturdy than standard hoses and are less likely to burst. Homeowners also can place the washer in a drain pan, which will catch overflowing water and drain it



through a pipe. Some areas may require a floor drain as an alternative.

Homeowners also must recognize that noise can be a problem with upstairs laundry rooms. Front-loading appliances may cause more vibration and movement than top-loaders.

However, some front-loaders are designed to be quiet. Antivibration pads may help with vibration issues.

Before moving their laundry rooms, homeowners should consult with contractors to ensure things go smoothly.



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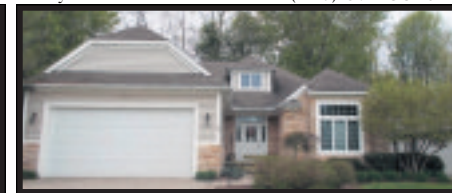
**7110 Darrow Road, Huron**  
Beautiful 3 bedroom, 2.5 bath colonial on over 1.25 acres. Warm open floor plan with cathedral ceilings. Minutes from Rt 2 and public beach. **\$204,900**



**5500 McKinley, North Ridgeville**  
One of a kind property on 1.15 acres on a dead end street. Very private yet close to everything. 1 1/2 story home with 3 beds and 1 bath. **\$119,900**



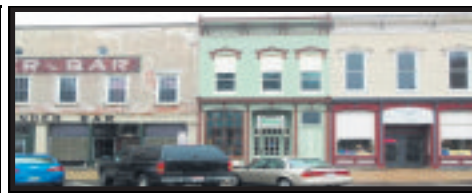
**1022 Cooper Foster Rd, Amherst**  
Well built 3 bed, 2 bath ranch in Amherst Schools. Updated kitchen w/ new appliances, counters, cabinets, etc. Spacious deck. Fenced backyard. **\$134,900**



**416 Stonebridge Dr, Amherst**  
Very nice 3 bed 2 bath ranch on a secluded street. Custom blinds, cherry cabinets, ceramic kitchen and bath floors. Appliances stay. **\$235,000**



**9031 Leavitt Road, Elyria**  
4 acres commercially zoned in a great location on an up and coming high traffic street in Amherst Township. Can be split. Older home on lot. **\$210,000**



**47 E Front Street, Milan**  
Great location on the square in historic Milan. 2 story commercial property with 2 rent producing apartments and 1st floor retail shop. **\$144,000**



**39280 Colorado Avenue, Avon**  
3 parcel property totaling 2.78 acres commercially zoned C-4 general business. Well kept 3 bedroom home on property w/ hardwood floors. **\$550,000**



**1041 Oakwood Dr, Vermilion**  
Nice 3 bedroom, 1 bath ranch in Vermilion Schools. 1296 Square foot. Updated kitchen. All appliances stay. Fenced backyard and pool. **\$79,900**



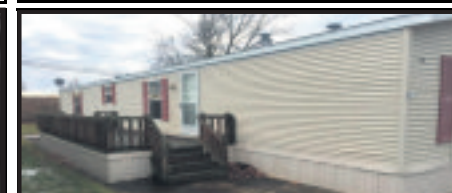
**5434 Beavercrest Drive, Lorain**  
Spacious 3 bedroom, 3 bath split level in Amherst Schools. Many updates including roof, furnace, hot water heater, windows, and baths. **\$109,500**



**385 North Lake Street, Amherst**  
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