

Transform bathrooms with technology

Technology is infiltrating every room of the house. Many new home buyers are millennials, and this tech-savvy demographic covets technological innovations.

A recent survey by Better Homes & Gardens Real Estate indicates 77 percent of Generation X and Y home buyers want their homes equipped with the tech capabilities they have grown accustomed to. Many of these involve smart innovations, including those that can transform one of the most private rooms in the house — the bathroom.

Automated home theater rooms and Wi-Fi-enabled home security systems have become the norm, but what tech improvements are available to make the powder room more in touch with today's digital lifestyle? According to the home improvement resource The Spruce, bathrooms have the most potential of any rooms to be improved with technology. The following are just some of the bathroom gadgets and gizmos no one should resist before giving a try.

- Automatic faucets: Infra-red sensors have been helping keep public restrooms more hygienic for years. The same technology can be used in home bathrooms to curtail water waste and keep faucets and sinks from becoming infested with germs. In addition, faucets with built-in timers can be programmed to set tasks for brushing teeth or washing your face.



- Musical shower: Instead of having to blast the volume on the portable speaker you use in the bathroom, a wireless speaker is built into some showerheads. This enables those who like to sing in the shower or listen to podcasts while washing up to enjoy this luxury effortlessly.
- Smarter weight management: Bathroom scales have gone high-tech as well, with various options enabling users to measure weight, BMI and body fat percentage before sending the data wirelessly to a phone, tablet or computer. This can put you in greater control of fitness goals.
- High-tech toilets: Borrowing ideas from bidets and trends around the world,

modern toilets do not require hands or paper. These toilets have temperature-controlled water, spritzing wands and air dryers to clean and sanitize. Self-cleaning toilets help busy professionals save time and are ideal for those who always want their bowls as clean as possible. And if you desire extra comfort, toilet seat warmers are available, while LED lights can make nighttime restroom visits easier.

- Soaking tubs: As fast as stand-alone showers were introduced to the modern bathroom, tubless designs have been replaced with streamlined soaking tubs. Tubs come with different features, including chromatherapy, which employs colored lights to enhance

mood. Air baths are controlled electronically and provide different levels of sensation for those who are skipping the hot tub.

Round out these innovations with automated lights, chilled medicine cabinets and aromatherapy, and your bathroom will indeed become a technological spa.

Suggestions when shopping for fencing

Fences can improve functionality of a yard and provide extra security and privacy. Some fences are decorative while others are functional. Families with children and/or companion animals also may find fencing is a necessity to keep everyone safe and corralled.

With a vast array of fencing materials available, homeowners may find it challenging to decide which material is right for their properties. The following breakdown can help homeowners learn more about fencing and potentially point them in the right direction regarding which material to choose for their properties.

Budget

Budget is one of the first considerations many homeowners have when installing fencing. Pricing will affect whether one can afford a chain link fence (one of the most budget-friendly options), wrought iron or ornate wood (more expensive). Pricing out several different types of fences will give homeowners an idea of which material fits into their budgets.

Purpose

Homeowners install fencing for various reasons. If a fence is an ornamental way to delineate property lines, a picket fence or a post-and-rail fence are simple options that can lend a homey feel to a property. These types of

fences also can enhance and frame landscaping elements, such as gardens.

In many areas, laws require homeowners to install fencing around swimming pools. In such instances, chain link fencing that does not obstruct views of the pool might be the best choice. If security or privacy is the main desire, tall fences that make it difficult for neighbors to see into the yard may make an ideal choice.

Restrictions

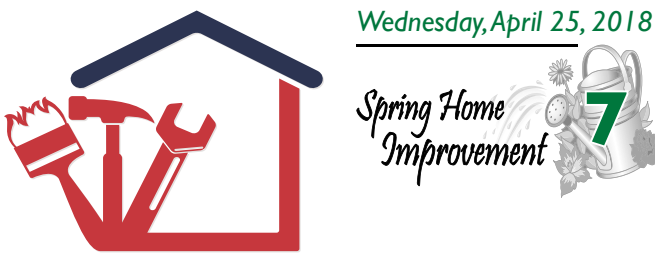
It is important to understand local regulations before installing fencing. Communities governed by homeowners' associations may have rules in place that dictate the type of fences that can be installed. Townships and other municipalities may have their own rules concerning fence type, property borders, fence height, and other factors that will have to be adhered to so that fencing will meet code. If such rules are not followed, fines may be imposed and the fence may have to be removed. Homeowners also may need permits to install fencing, whether they are hiring a contractor or doing the work themselves.

Maintenance

Consumer resource Angie's List advises homeowners to consider maintenance before choosing a fencing material. Wooden fencing requires the most maintenance

due to painting and staining. Aluminum or vinyl fencing requires less maintenance, but it can be harder to repair isolated damage or replace pickets, if necessary. In some instances, the entire fence may have to be replaced.

Homeowners install fencing for many different reasons. Considering price, budget, purpose, and maintenance before making a decision regarding fencing can help homeowners make the best decision possible.



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