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Deck Staining

Deck Repair

'Remodeling' Magazine: Deck work is among the top 5 home improvements in the Bay Area.

Every year '*Remodeling*' magazine publishes its survey of cost vs. value for home improvements. It compiles the data by city, by region, and then aggregates this for the nation. In the data for the San Francisco Bay Area (the closest we can get to where we live) deck work was in the top 5 of home improvements we can make. Return is defined as the dollar value you derive as a home-owner in rise in house value from spending a dollar on a certain home improvement.

The order of home improvements for 2006 was as follows:

1. Bathroom remodel
2. Minor kitchen remodel
3. Window replacement
4. 2 Story addition
5. Deck work

Numeric data for the region from each home improvement for the San Francisco region is available for purchase on *Remodeling's* websites www.costvsvalue.com or www.remodeling.hw.net for the modest price of \$10 (look for '2006 Cost vs Value Report'). I advise conscientious homeowners and realtors to purchase this report. Sorry, I do hope you understand that I cannot republish this copyrighted data.

If you read the report closely, you will notice 2 very interesting aspects:

- a. There are significant variations in return around the country. Different improvements offer a better return than others in

different regions. Returns for the same improvement are very different in different places. There seem to be 2 reasons for these variations. The first being that houses are very highly valued here, of course. The second being that the weather is much more conducive to spending time outdoors. This means that outdoor improvements are highly valued here. Deck work is especially highly prized in the Bay Area.

- b. Surprisingly few home improvements actually ever repay the money that goes into them. Swimming pools are notorious for returning only about half your money. The top 5 home improvements in the Bay Area all seem to return more than your money back, you will be pleased to hear!

In the Santa Cruz mountains, where being part of nature among the trees is one of the major reasons for living where we do, and where the land is anything but flat, our decks are such a part of our lives. They are places for family and friends to meet and spend time together. In summer our living area is often doubled by opening our house onto the deck. What could be finer than eating dinner or breakfast on our deck?

In summary, we have the best of both worlds here in the Bay Area. Deck work in the Bay Area not only more than repays itself in financial benefits but also in sheer pleasure!