

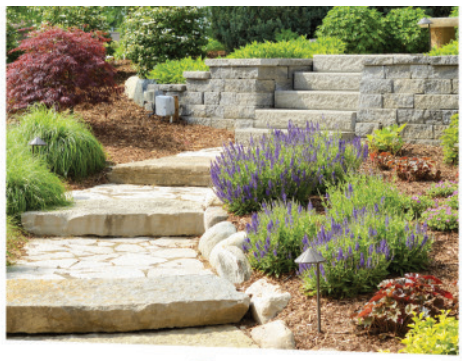


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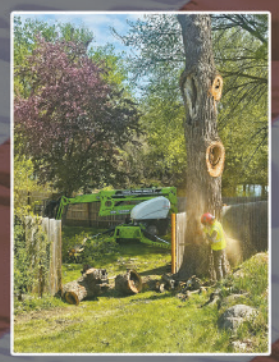

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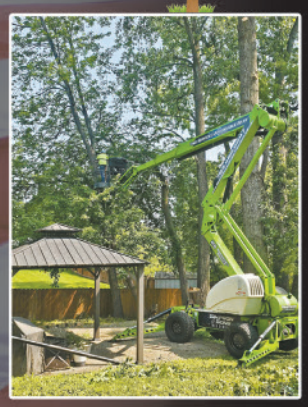




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The basics of molding replacement projects

The right renovation project can change the look and feel of a home. Major undertakings like a kitchen remodel might be the first projects homeowners think of when considering ways to transform their home interiors, but small projects also can go a long way toward remaking spaces in a home.

The molding in a home is a small yet important feature that can affect the look and feel of interior spaces. New molding might not offer the wow factor of a kitchen redesign, but new molding still has a dramatic effect and is well worth the investment of time and effort, particularly if existing molding has begun to show signs of wear and tear.

When should molding be replaced?

Replacement may be necessary when molding is showing signs of rot or damage or when paint is peeling. Rotting molding may feel soft, while warping and swelling indicates the molding is damaged and in need of replacement. Molding that is detaching from the walls also may need to be replaced. But such a condition also can occur as a house is setting or due to seasonal fluctuations of humidity within the home. If this occurs with molding that still looks good, then re-nailing may be the best approach.

What should I know about molding before replacing it?

Molding comes in many shapes, styles and sizes. Molding helps to maintain cohesion in spaces throughout a home, so it's necessary to identify the current type of molding that's in a home if you only need to replace pieces here and there. If all of the molding must be replaced, then you may have more flexibility. Molding styles include colonial, ogee, cove, and step and double step. The height and thickness of the molding as well as which material type, such as solid wood or PVC, also may determine the right product for your home. Working with an interior designer and contractor can help homeowners who are uncertain about their existing molding make the right choice when installing a new product.

How much does molding cost?

The cost to install new molding will be determined by a number of variables unique to each home, including where the home is located, which materials homeowners choose, which molding is being replaced (i.e., crown molding, baseboard molding, or both), and how much is being replaced. The renovation experts at Angi.com estimate that the range for a crown molding replacement project is between $600 and $2,100. Angi.com notes a similar price range for a baseboard molding replacement project, which typically runs between $800 and $2,250.

Replacing fading or damaged molding can subtly but effectively transform interior spaces in a home. Homeowners are urged to work with a contractor to identify the right molding products for their homes.



New molding has a dramatic effect and is well worth the investment of time and effort, particularly if existing molding has begun to show signs of wear and tear.

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Contemporary ranch Treyburn redefines open living with a striking central great room

Designed to feel both expansive and inviting, the Treyburn is a distinctive ranch-style home plan that blends contemporary curb appeal with a truly one-of-a-kind interior layout. From the street, this unique home plan presents as a spacious modern ranch, but the interior reveals an architectural surprise that sets it apart from typical house plans.

At the center of the home is a dramatic vaulted, hexagonal great room that serves as the heart of the floor plan. Six pie-shaped ceiling planes rise upward to meet at a central peak, creating a sense of volume and architectural interest rare-

Treyburn

Continued on Page 5





2026 AAS Ornamental Winner

Article & photo by All-America Selections

***Sedum* Spectacular**

This exceptional *Sedum spectabile* grown from seed delivers the rock-solid garden performance typically found only in vegetative varieties. The plants are remarkably sturdy, full, and do not flop, maintaining a tight, compact, mounded habit perfect for borders or containers. Noted for its excellent vigor and uniformity in both height and spread, this variety flowers slightly earlier than its comparisons. It produces generous, light pink flower clusters set against attractive, light green foliage, guaranteeing an excellent garden performer that provides reliable color and structure for your landscape.



Treyburn

Continued from Page 5

ly found in traditional home designs. Living, dining, and gathering spaces naturally converge beneath this striking ceiling, making the great room ideal for entertaining and everyday living.

Extensive windows on three sides flood the great room with natural light, minimizing the need for artificial lighting during the day. For cooler evenings or overcast days, a low-maintenance gas fireplace anchors the back wall, adding warmth and visual appeal. Large sliding glass doors extend the living space outdoors, opening onto a generous deck that's perfect for outdoor dining and relaxation.

This home plan is especially well suited for view lot and sloped lot construction. When built as designed on a site that slopes down at the left rear, the deck is elevated, allowing for a daylight basement below—an ideal solution for homeowners seeking flexible lower-level space.

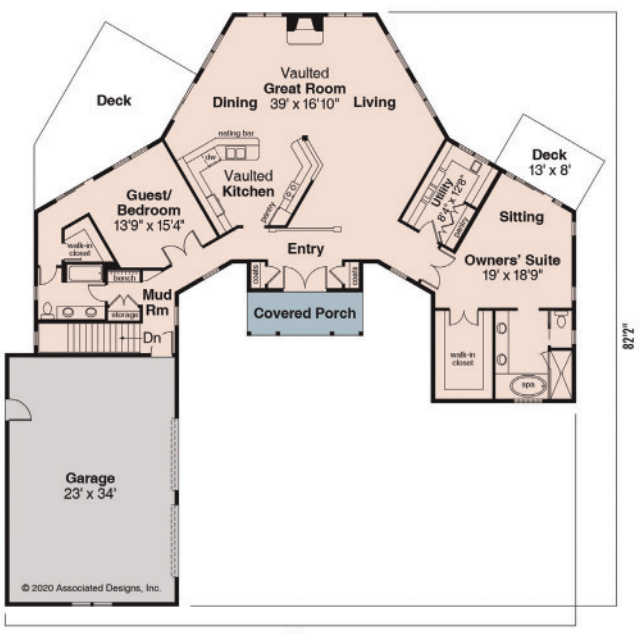
The V-shaped kitchen is both efficient and spacious, with extended counters that bring the workspace closer together while maximizing storage and prep areas. A long eating bar along the dining side provides casual seating and doubles as a buffet during gatherings, enhancing the home's entertaining potential.

The owners' suite is a private retreat featuring a sitting area, a luxurious bath, a large walk-in closet, and access to a private deck. Additional functional spaces include a generously sized laundry room with a deep sink, extra pantry storage within a folding-door closet, and ample room for hobbies or sewing.

A spacious second bedroom, nearly the size of the owners' suite, offers comfort and flexibility for guests or family members. Its adjacent bathroom connects through a mudroom to the garage, creating a practical transition space ideal for managing muddy shoes or work clothes before entering the main living areas.

With its unconventional great room, smart winged layout, and thoughtful connection to outdoor living, the Treyburn stands out as a unique home design that delivers architectural character, functional flow, and adaptability for modern living.

The Treyburn 10-497 is created by Associated Designs, Inc.'s talented team of residential home designers. To learn more about this design visit www.AssociatedDesigns.com.



Treyburn
PLAN 10-497

Living Area	2385 sq. ft.
Basement	2292 sq. ft.
Garage	477 sq. ft.
Dimensions	62'x50'

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How to make a laundry room a more functional space

Functionality is important when designing the interior spaces in a home. Homeowners who redesign their interior spaces can emphasize functionality to help reduce clutter and create a more efficient and even calming space.

Laundry rooms may not be the most glamorous rooms in a home, but they do get lots of usage, particularly in homes with children. Because laundry rooms tend to be well trafficked areas, it makes sense for homeowners to make them as functional and user-friendly as possible. With that in mind, homeowners can consider these tips to make laundry rooms more functional spaces.

• **Purchase laundry pedestals with storage capacity.** Laundry pedestals make useful additions to a laundry room. Many homeowners place their washing machines and dryers on top of pedestals with storage drawers, which can be used to store everything from dryer sheets to clothes irons to stain removal kits. Pedestals can be particularly useful in cramped laundry rooms where the only means to adding storage is to go up and not out.

• **Install a freestanding laundry sink.** A laundry sink also adds function to a laundry room by enabling homeowners to hand wash certain clothes and apply stain removal products in the same space where the rest of their clothes are being cleaned. Installing a laundry sink is a relatively inexpensive job, but the cost may go up if new plumbing, venting or electrical work is necessary.



Homeowners can consider these tips to make laundry rooms more functional spaces.

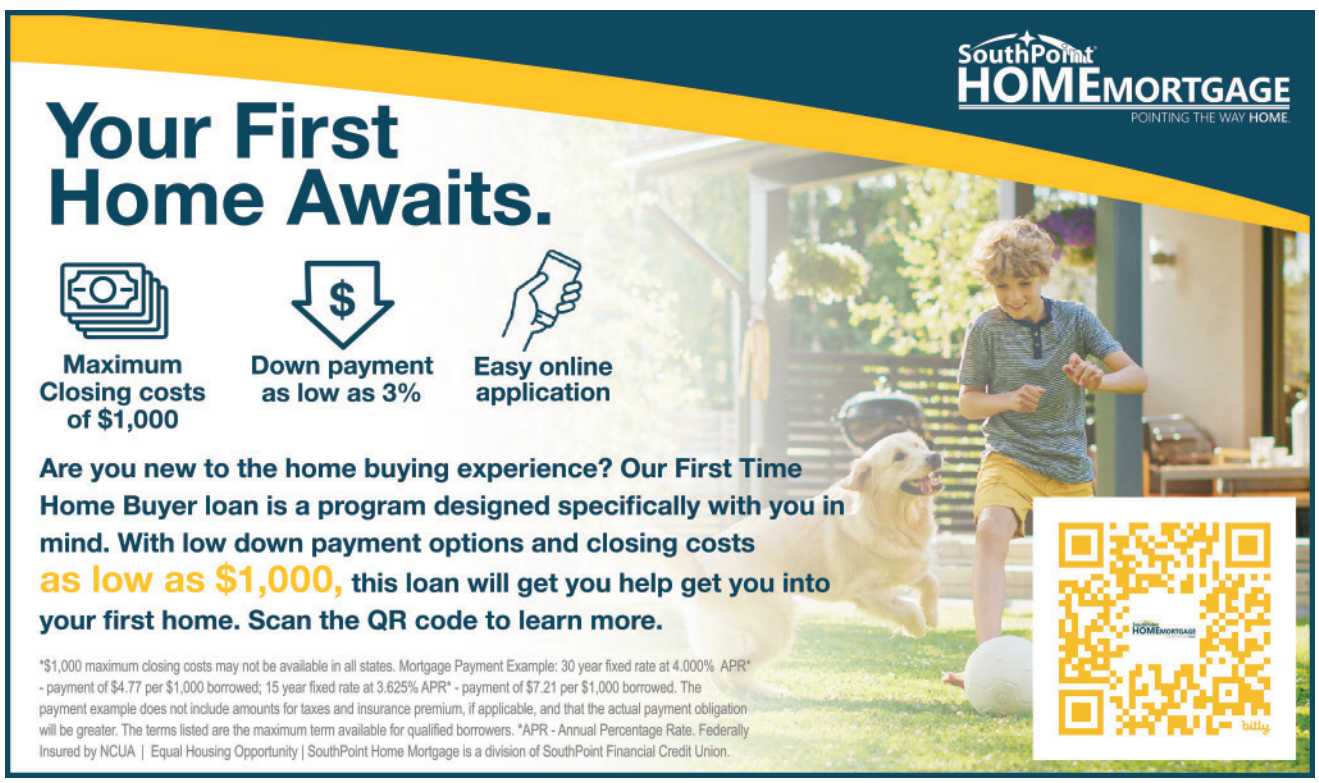
• **Add a countertop work space.** If you already have ample storage and won't be placing the washer or dryer atop a laundry pedestal, then installing some countertop above the appliances can add function and aesthetic appeal. A countertop workspace above a dryer provides an accessible space to fold laundry the moment it dries, reducing the likelihood that clothes will become wrinkled and ensuring you won't put off folding.

• **Install floating shelves.** Floating shelves won't cost a lot of money, but they can be ideal in cramped laundry rooms. Shelves provide a space to store detergent and other items that may not fit inside laundry pedestals, including baskets.

• **Add hanging storage.** Some articles of clothing should not be dried in a dryer for fear of shrinking the fabric or destroying the item. In such instances, some readily accessible hanging storage capacity can make the laundry room more functional. Items can be hung on hangers or over a hanging rack suspended from the ceiling if space is minimal.

Laundry rooms are heavily used spaces in a home, so it makes sense to take steps to make these areas as functional as possible.





2026 AAS Ornamental Winner

Article & photo by All-America Selections

Rudbeckia Claire™ Orange F1

Introducing Claire™ Orange, the world's first pollen-free F1 hybrid Rudbeckia! This compact, early-flowering beauty boasts a tidy, uniform habit and an abundance of bright, clear orange blooms that truly stand out. Inspired by its namesake, the central "eye" remains perfectly clean, free from pollen. Enjoy its exceptional vigor, impressive floriferousness, and remarkable heat and disease tolerance, which ensure a long-lasting, vibrant display even in challenging conditions. Claire™ Orange delivers "clean" beauty and reliable performance, transforming your garden with effortless cheer.



How to Grow:

This variety is ideal for summer flower beds and container gardening. It requires full sun for healthy growth and should be cultivated in well-drained soil. Avoid excessive moisture. As a long-day plant, its flowering is influenced by day length. Under short-day conditions, it tends to form a rosette and may not bloom properly.

Its overwintering ability is limited, so it is best treated as an annual bedding plant.



Narrow lot farmhouse with four bedrooms

The Aldridge is a smartly designed two story house plan that delivers the functionality of a 4 bedroom home plan within a surprisingly compact footprint. Measuring just 38 feet wide and 40 feet deep, this small house plan is well suited for narrow city lots while maintaining the balanced proportions often associated with today's modern farmhouse plans.

One of the plan's most practical features is its window placement. With no side windows, the design enhances privacy when built close to neighboring homes. At the same time, generous windows at the front and rear fill the interior with natural light, creating a bright and welcoming environment throughout both levels.

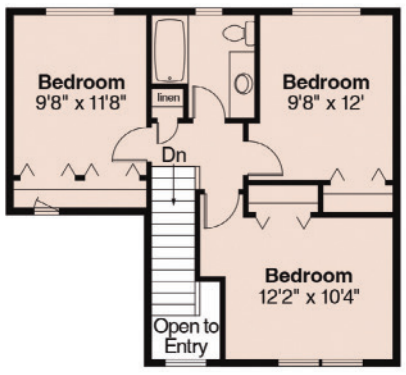
Daily living spaces and the owners' suite are located on the main level, supporting convenient one-level living when needed. Three additional bedrooms and a full bathroom are positioned upstairs, offering flexibility for families, guests, or home office needs. Upon entry, homeowners can move directly into the living room or head upstairs, with a conveniently tucked coat closet located beneath the staircase.

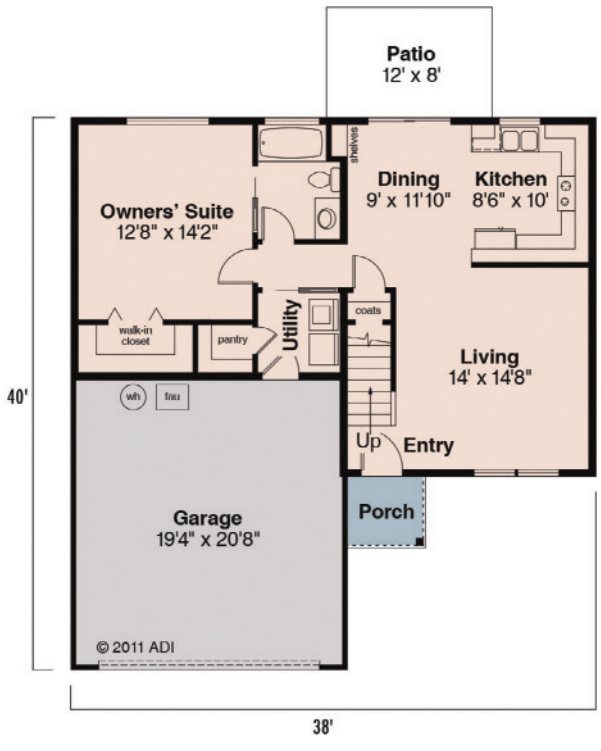
The efficient C-shaped kitchen is designed to simplify everyday cooking and cleanup. The sink, range, and refrigerator are arranged in a compact work triangle, keeping everything within easy reach. Ample cabinetry and counter space wrap around three sides of the kitchen, providing storage and prep space without sacrificing flow. The kitchen remains open to the dining room, where sliding glass doors lead directly to the patio for easy indoor-outdoor living.

From the kitchen sink, rear-facing windows provide views of the changing seasons or outdoor activity. The main-level owners' suite includes a step-in closet and direct access to a bathroom with a combined tub and shower.

A functional pass-through connects the home to the two-car garage, with laundry appliances and a walk-in storage closet lining the space. This thoughtful layout adds everyday convenience, especially when arriving home at night or unloading groceries during inclement weather, rounding out a well-balanced set of floor plans designed for modern living.

The Aldridge 30-321 is created by Associated Designs, Inc.'s talented team of residential home designers. To learn more about this design visit www.AssociatedDesigns.com.





Aldridge
PLAN 30-321

First Floor	852 sq. ft.
Second Floor	568 sq. ft.
Living Area	1420 sq. ft.
Garage	416 sq. ft.
Dimensions	38'x40'

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2026 Edible - Vegetable Winner

Article & photo by All-America Selections

Tomato BadaBing! F1

A new era for home-grown tomatoes is here with Tomato BadaBing! F1, the game-changing large cherry (almost cocktail-sized) tomato that's ready to take center stage in your garden! This incredible new variety offers unprecedented protection against Septoria Leaf Spot, Early Blight, and Late Blight, ensuring your plants stay amazingly healthy all season long. You'll enjoy early-season tomatoes with outstanding flavor, boasting juicy, crack-resistant 1.5″ bright red fruits. Despite being an indeterminate plant, BadaBing! F1 stays a manageable 40 inches tall. Bred for superior garden performance and robust disease resistance, this truly unique and reliable tomato promises an effortless, predictable, and bountiful harvest. Get ready for "more bang for your buck" and a summer full of delicious, healthy tomatoes!



How to Grow:

Start seeds indoors 4-6 weeks before the last frost. Set out when all danger of frost has passed and soil is warm.

Planting depth and spacing – Sow seeds 1/4" deep and 24" apart in rows 3-4' apart.

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Variables to consider before downsizing a home in retirement

Aspiring to save money in retirement makes perfect sense. Once professionals call it a career and are no longer drawing a paycheck, cutting back on expenses can be a sound decision that ensures seniors won't outlive their money. And housing remains a significant expense, even for retirees who own their homes and no longer have monthly mortgage payments to make.

Many retirees seeking ways to save money consider downsizing their homes. According to the National Association of Retailers, 12 percent of people between the ages of 60 and 69 who move indicated their home was too large, and that percentage grows among movers between the ages of 70 and 78 (16 percent) and those who move after turning 79 (18 percent). Downsizing a home in retirement can seem like an ideal means to saving money after calling it a career, but individuals pondering such a move should consider a number of variables before putting their homes up for sale.

Costs

Downsizing may help retirees lower their property tax obligations, reduce their utility bills and lower their monthly mortgage payments (for those who are still paying off a mortgage on their current homes), but that does not mean moving will not incur new expenses that render such savings moot. Expenditures like closing costs, real estate commissions, moving-related expenses, and capital gains taxes can quickly add up. In addition, retirees who currently do not pay homeowner's association fees may be subjected to such fees when moving into a new home, and those fees can be substantial and hard to avoid. Indeed, recent data from the U.S. Census Bureau indicated that 71 percent of new constructions in the western and southern United States were built in communities with homeowner's associations. Prior to downsizing, current homeowners should calculate all of the costs related to relocating, including anticipated HOA fees, to see if downsizing is to their financial benefit.

Social benefits

Another variable that merits consideration is the impact that moving can have on seniors' social lives. The World Health Organization reports that more than one in 10 seniors experiences loneliness, which can adversely affect their physical and mental health and potentially reduce their life expectancy. Retirees currently living in communities in which they are socially active should weigh the effects of leaving that social network behind. Retirees also can weigh the benefits of moving to 55 and over communities where they will be surrounded by people at a similar stage in life, and how living in such developments may improve their social lives.

Downsizing

Continued on Page 11



Downsizing a home in retirement can seem like an ideal means to saving money after calling it a career, but individuals pondering such a move should consider a number of variables before putting their homes up for sale.



2026 AAS Edible - Vegetable Winner

Article & photo by All-America Selections

Kale Rubybor F1

This outstanding kale is a dual-purpose showstopper as it won a Gold Medal award in both the ornamental and vegetable trials…a first occurrence in the AAS trials! Rubybor delivers all-season beauty right to your plate! Its rich, deep purple foliage and uniform, compact habit make it a standout ornamental in any garden or container. Unlike many kales, this selection maintains its excellent color and tidy, bushy shape with shorter internodes, making it ideal for smaller spaces and Southern heat. Best of all, the bountiful (trials show plants yield twice the leaf weight of other reds) beautiful leaves are exceptionally tender and non-bitter, providing a continuous harvest of delicious, high-quality greens from spring until frost. It's a rare plant that's perfectly suited for both landscape design and dinner.

How to Grow:

Early Spring Crop: Sow 2 seeds per cell, ¼" deep. Seedlings should be ready to transplant in 4–6 weeks. If possible, keep soil temperature over 75°F (24°C) until germination. Transplant outdoors 12–18″ apart in rows 18–36″ apart.

Fall Crop: Start seedlings as above in May and transplant to the garden in June–July. To ensure mature heads, seed the crop early in areas where heavy freezes occur early in fall.

Winter Crop: Successful kale crops can be grown where winters are mild and temperatures rarely fall below 32°F (0°C). Transplants can be set out from September to February in these regions.

Gardening and mental health

Gardening and strong mental health seemingly go hand-in-hand. A study published in 2018 in the journal Clinical Medicine found that exposure to plants and green space, and particularly to gardening, is beneficial to both physical and mental health. Penn State Extension says working with the soil and plants can help relax the mind and have a grounding effect on the gardener, as gardening can help to reduce stress, anxiety and even built-up anger. Gardening also helps a person connect to the current moment and not be caught up in their mind. Nearly all forms of exercise, gardening included, can lighten mood and lower levels of stress and anxiety. Also, routines, such as spending a certain portion of the day weeding or tending to gardening needs, creates a soothing rhythm to ease stress.



2026 AAS Ornamental Winner

Article & photo by All-America Selections

Zinnia Profusion Double White Improved

Need pure white color that holds up through the hottest summer? This Gold Medal award-winning Zinnia Profusion Double White features impressive, large, double flowers (2.5-3 inches in diameter) that create a lush, full look.

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The Mallory is a thoughtfully designed Craftsman-style house plan that blends classic curb appeal with modern livability. Gracefully tapered columns set atop rustic stone veneer bases define the inviting front porch, while multi-pane windows and traditional detailing reinforce the timeless Craftsman aesthetic. With three bedrooms and two and a half baths arranged within a relatively narrow footprint, this home plan is well suited for a variety of settings from a charming vacation retreat to a comfortable year-round residence.

The covered front porch sets the tone for relaxed living, with porch railings adding nostalgic character and a sense of privacy, ideal for enjoying warm summer evenings on a porch swing or in wicker seating. Inside, the foyer offers a practical coat closet tucked neatly into an alcove, while a staircase lines the right-hand wall to maximize efficiency.

To the left, the entry opens into a generous open concept gathering space that spans the full depth of the home. The living area features a wide, street-facing window that captures views across the covered porch. Centrally located, the dining area is enhanced by a broad window bay, creating an ideal spot for a window seat and abundant natural light.

The kitchen is both spacious and sociable, anchored by a long eating bar that defines the transition between the kitchen and living areas. A C-shaped layout provides ample cabinetry and workspace, with an open pass-through that encourages easy conversation and entertaining. A rear door leads to a covered patio that can be screened, extending the home's living space outdoors.

Nearby, the utility room, broom closet, powder room, and direct access to the garage are efficiently grouped for everyday convenience. Upstairs, the Mallory house plan offers three bedrooms, two full baths, a bonus room, and multiple storage areas. The owner's suite features a walk-in closet, dual vanities, and a private bathing area with an enclosed tub/shower and toilet, along with built-in storage. Secondary bedrooms share a full bath, while the bonus room opens to a covered deck with exterior stairs, adding flexibility for guests, hobbies, or future expansion.

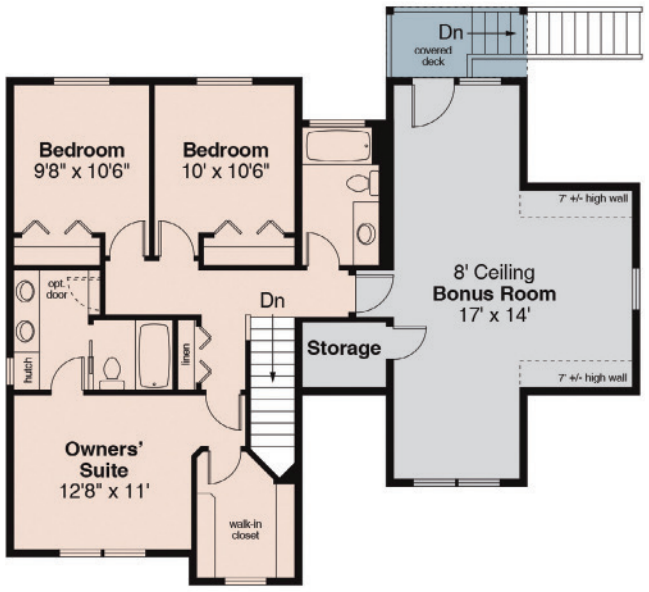
This Craftsman home plan delivers timeless design, efficient use of space, and versatile living options, making the Mallory a strong choice for today's home builders and buyers alike.

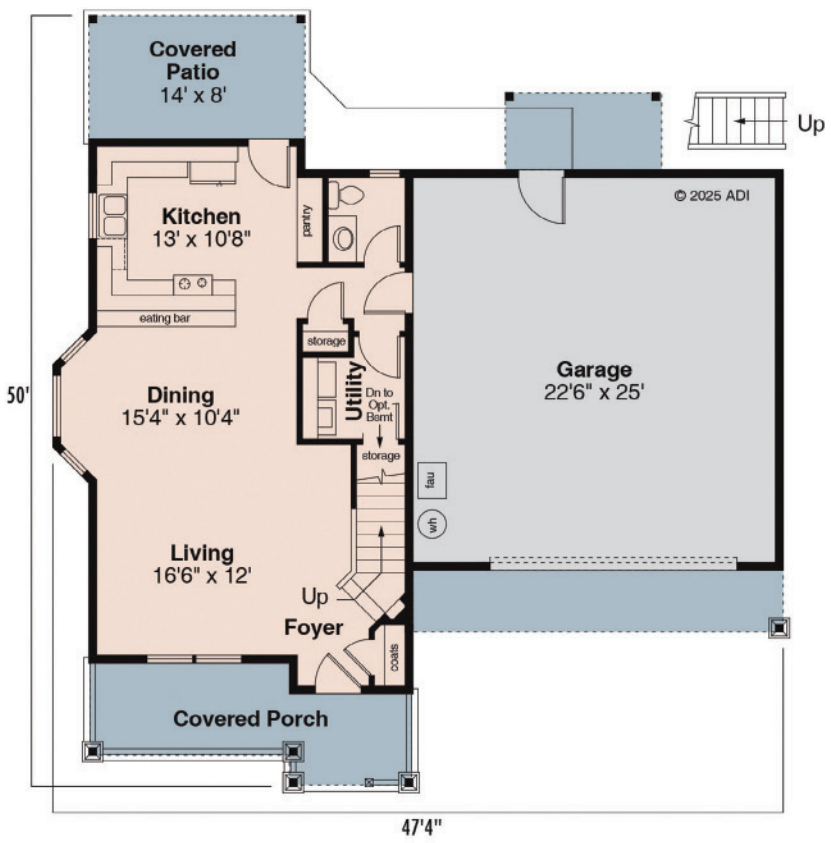
The Mallory 30-576 is created by Associated Designs, Inc.'s talented team of residential home designers. To learn more about this design visit www.AssociatedDesigns.com.

Mallory
PLAN 30-576

First Floor	734 sq. ft.
Second Floor	775 sq. ft.
Living Area	1509 sq. ft.
Bonus Room	443 sq. ft.
Garage	624 sq. ft.
Dimensions	47'4"x50'

www.AssociatedDesigns.com





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Article & photo by All-America Selections

Coreopsis SunGlobe



Bring brilliant, season-long color to your sunny spots with this outstanding Coreopsis. Praised by judges for its great habit and impressive bloom quantity, this variety is a true workhorse in the garden. It produces tons of fluffy, golden yellow, semi-double flowers on sturdy stems slightly earlier than comparisons. The plant maintains a tidy, compact, and densely branching form, delivering multiple flushes of vibrant gold from spring through fall. Ideal for borders or containers, this Coreopsis is built to perform, making it a fantastic addition to any landscape.

Home Gardeners:

• Long day required: minimum 14 hours. Increasing day length induces flowering.

• Balanced N:P:K fertilizer: recommended at the beginning of the season.

• Media: A well-drained, porous media is best to prevent overwatering.

Downsizing

Continued from Page 8

Adjusting and adapting

Downsizing will require an adjustment period and a willingness to adapt. Retirees may have an emotional attachment to their current homes, and leaving that behind can be a difficult adjustment. Adapting to life in a new community also can be challenging, particularly if retirees are moving from areas where there are no restrictions regarding their properties to communities where homeowners' associations must approve of any changes to properties. Moving also may require finding new health care professionals, which can be a particularly difficult adjustment for retirees who have spent years building a strong rapport with their current health care team.

Downsizing a home might be a pathway to more financial freedom for many retirees. Seniors considering such a move can consider a number of variables to determine if moving is in their best interest.

Zinnia Profusion

Continued from Page 9

mance, this variety is exceptionally sturdy, disease-resistant, and thrives in diverse climates, even enduring high night temperatures.

Enjoy continuous color and an immaculate appearance from spring through frost, all without the hassle of deadheading.

For a compact, powerful plant that is 14 inches tall and 20 inches wide, Profusion Double White is the ultimate choice for reliable, season-long beauty.



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