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 **Tips for Designing
A
Functional Home** 
Tracy DeCarlo Publisher

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In This Issue:

Hi , happy building!

Featured Tip:

Painting Outside The Lines

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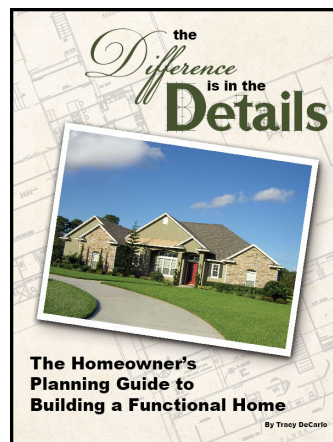
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BUILDING OR REMODELING?

The new guide for creating a functional home will be available soon! Finally there's a tool to help you:

- Select products and features that enhance the mechanics of daily living
- Build a more durable, energy-efficient, and healthy home
- Take control of the bottom line and much, much more!



Over 400 photographs and tips!

Sign up for release notification of this new e-planning guide at newbook@detailedsolutions.net

Feature Tips:

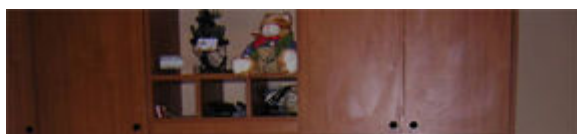
Painting Outside The Lines

When selecting interior and exterior paint for our homes, we generally limit our considerations to color and type. Here are some additional tips and ideas that fall outside the norm.

Exterior Porch Ceilings: Do you know that a type of wasp called a dirt dauber supposedly won't nest on the color blue? We painted our porch ceilings a light blue to see if this was true and it worked! Although these insects are very common in our area, our porch ceilings are devoid of their nests. The house pictured to the right was 3½ years old when the photograph was taken. Give this tip a try and avoid having to clean ugly nests off your porch ceilings.



Magnetic Paint: Magnetic paint is a dark-gray basecoat that transforms a plain surface into one that attracts magnets. You might use it on one wall of a kid's room to display artwork, or you could create a message center in the kitchen. The instructions say to apply two or three coats, but we found that three coats work much better. The picture to the right shows a wall with magnetic paint applied. Not very pretty, is it? However, once the magnetic paint is dry, you can paint over it with regular paint or even apply wallpaper. The picture below shows the same wall in action—holding important papers in the area above a desktop. Note that flat, strong magnets work best. Stay away from magnets with some weight to them.



By the way, don't worry about applying magnetic paint to a

wall near the computer. Its magnetic properties come from metal shavings that have been added to the paint, and it won't damage nearby electronic components. The paint used in the photos is by Kling Magnetics (www.kling.com). Other companies such as Rust-Oleum also offer this product.

Chalkboard Paint: Rust-Oleum, along with various other companies, also offers a paint that converts surfaces into a usable chalkboard. The Rust-Oleum product can be applied to metal, wood, masonry, drywall, plaster, glass, concrete, unglazed ceramics, or hardboard. Some companies offer a combination magnetic/chalkboard paint. Search the web for magnetic or chalkboard paint and you'll discover several suppliers.

Take a look at your plans. Can these functional paints serve a purpose in your new home?

Is there a subject you'd like me to cover? Let me know by sending an email to tracy@tracystips.net.

All past issues of this ezine are in the Ezine Archives on our web site. [Click here for Ezine Archives !](#)

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WANT A CHECK LIST OF HUNDREDS OF TIPS AND IDEAS FOR DESIGNING A FUNCTIONAL HOME?

If you liked today's tips you'll love the book ***"Don't Forget the Linen Closets!"*** It's packed with over 240 ideas and reminders to help you incorporate function, organization, and efficiency into your home without breaking the bank.

To us, it ["Don't Forget the Linen Closets"] is the most thorough guide to building a house, regardless of size, in the industry. Most importantly, it is geared toward the folks who will actually live in the house.

By following your guidelines, we are confident that we will have a far more functional home than if we had been on our own. Also, we know that we and the builder have saved thousands of dollars by avoiding rework and non-functional design flaws. In fact we have dubbed the book, "The Home Buyers' Essential Handbook for Design and Construction in Less Than 50

Pages."

Thank you for sharing your thoughts and experiences in such a concise and useful way.

Bill and Yvonne Dunbar
Homeowners building a custom home
Orlando, FL – February 2006

If you'd like more personalized help, Tracy's plan-review service will walk you through the process in detail. In either case, planning the details in the beginning can save thousands in the end! To see more testimonials and/or to place your order, visit [Detailed Solutions WEB site](#) now.

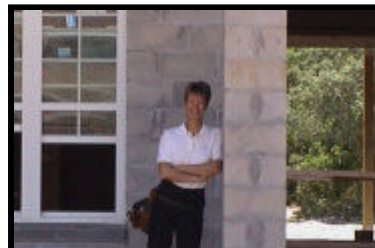
WANT TO USE THIS ARTICLE IN YOUR E-ZINE OR ON YOUR WEB SITE?

You can, as long as you include the following blurb in its entirety:

Tracy DeCarlo, author of "Don't Forget the Linen Closets!" publishes the idea-packed, monthly e-zine "Tips for Designing a Functional Home." If you're ready to learn how to incorporate organization, function, and efficiency into your new home or remodeling project without breaking the bank, get your FR*EE tips now at www.BuildingTips.net.

About Tracy:

Tracy DeCarlo owner of Detailed Solutions, Inc., has more than twelve years' experience in the residential construction industry. As a **Home Design Function Analyst**, Tracy helps



homeowners incorporate function, efficiency, and organization into new-home designs or remodeling projects. By working with homeowners to focus on their daily habits and preferences, Tracy helps create living spaces that support and complement their owners' lifestyles. The time and money-saving ideas in her book are the direct result of her success in helping individual homeowners incorporate both function and organization into the design of their new homes.

In 2003, Tracy and her husband moved into their new, 5000-square-foot, custom-built home. By applying many of the tips outlined in her book, their building project finished at **less than 1 percent over budget** and included only one change order!

Tracy also offers products to help organize the laundry room, including her exclusive laundry sorter. After noticing that the laundry rooms in so many homes of all price ranges were small and non-functional, she designed a wall-hung laundry sorter that will sort **four** loads of laundry in just 24" of wall space. Learn more now at [Sort N Neat Product Page](#).

Contact Info:

I'd love to hear from you:

- What topics would you most like to see covered in upcoming issues of "Tips for Designing a Functional Home"?
- How has this e-zine helped you to improve your design or avoid change order charges?
- Mail to: [Tracy's Tips E-Mail](#)

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