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Customers Are Saying

Discount Offer!



Mention you saw this discount in the newsletter and receive **40% off any design service** (\$400 max discount) or **\$200 off any job of \$2,000 or more!**

Discount cannot be applied to insurance work.
Offer not valid with any other discounts.

A dedication to excellence has always been a key to our success. In our continued effort to provide you with the best possible product and service, we ask all customers to evaluate our work. See what they said!

"Not only is your company and people great workers, they are also nice. I must comment on your son. He is a very fine, well raised chap and a good worker too."

-M.S.

"We've discussed future projects. I appreciate the care in work and your willingness to answer my questions."

-A.A.



New Additions

SUMMER | 2017



Increase Home Value

With These 5 Upgrades



When it comes to updating your home for sale there are a few things that you might want to consider. According to Zillow Digs, features such as "subway tiles" or a "farm house sink" make your home stand out 13 percent more than others.

Having these simple key words within your listing can make a huge difference in whether people even come into the home to view it or not. You want to make sure that if you are going to spend the money to upgrade, you are catching the eye of potential buyers.

These five upgrades could make a world of difference when it comes to selling your home.

» Farmhouse Sink

The size and convenience of a farmhouse sink is coming back into style in a big way, and with that little extra effort, homes with farmhouse sinks see an eight percent sales premium and are on the market an average of 58 days less than those without.

» Subway Tile

This once very traditional style has started to pop up in contemporary homes all over. Whether added to the kitchen or the bathroom, homes with subway tiles sell for almost seven percent above the expected price and move about 63 days faster off the market.

» Shaker Cabinets

Along with subway tiles and farmhouse sinks, shaker cabinets are a classic style making a comeback in modern, contemporary homes. With this simple upgrade, houses sell on average 45 days faster than estimated and earn nine percent more than the expected sale price.

» Quartz

Listings with the keyword "quartz," whether describing countertops in the bathroom or the kitchen, see a six percent sales increase, where "granite" countertops are only seeing a six percent increase.

» Barn Doors

All of these additions are great, but the one that gets the most attention is barn doors. These rustic sliding doors are most often used on kitchen pantries, laundry rooms and bedroom closets, among other spaces. With these as a part of the listing, houses are sold about 57 days quicker and bring a premium of 13.4 percent more than the expected price.

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MASTER BATHROOM

Updates



If there is one place to really focus on when it comes to remodels, it's the bathroom. More and more homeowners are investing in high-end technology as they are updating their bathrooms to create a space worth lingering in. According to the 2016 U.S. Houzz Bathroom Trends Study, 20 percent of homeowners updated the toilets, which include self-cleaning functions, motion-activated seats and even built-in nightlights. While 12 percent of those updates are high-tech bathtubs with heated back rests, scented mist dispensers and built-in lighting. Nine percent are updated showers with mood lighting, digital control panels and sound systems.

Considering many people spend 30-60 minutes in the bathroom daily, with some over an hour, features that are added tend to become even more luxurious. Some of those extra fine details include: rainfall showerheads, chandeliers, radiant heating, towel warmers, super-sized showers and tubs with room for two.

It isn't all about the high-tech gadgets either, as features are being updated, so are the space. A lot of homeowners are going the route of contemporary/modern or traditional in order to make the bathroom a place of relaxation and beauty. Floors and walls are getting just as much attention by adding details such as ceramic or porcelain tiles as well as repainting, sticking with neutral color palettes that stand the test of time.



Tub Caulking Advice

Animals in the Home

We have done many projects for customer's animals so it isn't a huge stretch to think that homeowners spend three times as much on their animals compared to renters according to Bureau of Labor statistics 2015. Over the years we have made custom food dishes, custom stairs to get up onto beds, dog wash stations, installed dog doors, and changed out flooring to be more pet friendly. 99 percent of owners believe that their pets are a part of their family, and are willing to make changes and updates to accommodate those family members.

When it comes to tub caulking the old tile setters' trick still works. Fill the tub half full of water - to weigh it down and slightly open the tub/wall joint - then caulk. Keep the water in the tub until the caulk has cured. After the water has been drained, the caulk compresses. When someone uses the tub/shower the caulk expands back to its original size, thus reducing or eliminating the caulk's cracking or pulling away from the tub or wall. In doing this over the years I've never had a caulk failure other than mildew.

FAQ

FREQUENTLY ASKED QUESTIONS

Why should we buy windows from L&S instead of window companies who do their own installations?

Aside from their high-pressure sales tactics, we are able to help you choose from almost any manufacturer to find the best product to suit your needs. Windows can be confusing and we can steer you through the pro's and con's of the many types and manufacturers. No single manufacturer has the best window to meet the needs of every application. We are celebrating our 50th year in business and we warranty both the window and installation so we only recommend windows we are confident about.

Are you really a family owned business?

Yes, currently the fourth generation of Lemke's are in the office and in the field taking over the daily duties, continuing the quality reputation we are so proud of.

TIPS FOR BUILDING A BATHROOM

Incorporating stylish cabinetry and design in the bathroom doesn't have to blow the budget. Here are 10 small touches recommended by designers that make a big difference.

- Install dividers in drawers for easy storage.
- Add a built-in laundry hamper.
- Think of drawer pulls, handles, and other decorative hardware pieces as jewelry - use them to create a personal style.
- Create cubbies and niches in shelves, on countertops, and even in cabinets that surround a tub.
- Divide bathrooms into separate function areas, separate toilets, showers, baths, and vanities. Ensure separate but equal space for both "him" and "her" at a vanity.
- Raise the height of master bath counters to 36 inches.
- Consider using cabinets that are shallow and high, rather than wide and low, to create more floor space.
- Make sure to provide adequate lighting around vanities.
- Work with a modern color pallet.
- Think about function and create areas of workable space, just as you would in a kitchen.

Gallery OF SUCCESS

