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CHAMPIA NEWSLETTER

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(770) 953-0767

Happy **NEW** Year

Life is too short to wake up with regrets. So love the people who treat you right, forgive the ones who don't and believe that everything happens for a reason.

If you get a chance, take it. If it changes your life, let it. Nobody said it would be easy, they just promised it would be worth it.

-- Dr. Seuss

➔ **It's Radon Awareness Month!** ⬅

RADON



\$50 OFF YOUR HOME INSPECTION!

Give this coupon to your clients for \$50 off when booking a home inspection with Radon through Champia!

Good through Feb 2020

🔥 **Hot new restaurants in Atlanta to impress your clients!!** 🔥

Forza Storico

As in Rome, the food here incorporates the ancient city's core ingredients: butter, black pepper, bitter greens, and the sharp and funky pecorino cheese.

1198 Howell Mill Rd
Suite 020

Southern Belle

Billed as a small plates restaurant, the menu includes around a dozen dishes like ceviche incorporating sweet potatoes and fermented chiles marinated in citrusy leche de tigre, beef short rib braised in Dr. Pepper, and a Vietnamese grilled pork belly.

1043 Ponce De
Leon Ave NE

By George

Located on the first floor of the circa 1906 building in the former Central Bank and Trust, By George serves a "decidedly French" menu with dishes such as steak Diane, pâté en croûte, terrine of foie gras, and a catfish quenelle.

127 Peachtree St

The Deer and The Dove

The menu includes plenty of hearty, in-season vegetable dishes like a pile of red peas mixed with poached baby potatoes, turnip tomato purée, braised greens, grilled zucchini, and roasted pickled cucumbers...

155 Sycamore St

Virgil's Gullah Kitchen & Bar

Think mostly seafood and rice dishes, including crab rice, lightly battered and fried nuggets of shark meat, red rice cooked in tomato sauce, bacon, and smoked sausage, and okra soup. Many dishes were adapted from family recipes handed down by family members

3721 Main St

Champia is committed to providing high-quality inspections for every home, condo or townhouse. We have the experience and knowledge to check homes for structural and mechanical defects along with other issues that may be the result of poor craftsmanship or neglect.

8 Design Trends Buyers Will be Looking For in 2020

With the arrival of 2020, it might be time to update your listings with the hottest design trends for the upcoming year. Houzz, an interior decorating and home design platform, recently released its home design forecast for 2020, predicting the coming year will be replete with warm colors and bold prints. With their help, here's a list of the hottest interior styles that will grab the attention of potential buyers.

In The Kitchen...

Wood cabinets are making a comeback

It's no secret that for the past couple of years, all-white kitchen cabinetry has been a sought-after design scheme for homebuyers and, according to Houzz, nearly 40 percent of renovating homeowners are continuing to install them. But if your sellers are planning to whitewash their cabinets, you might want to encourage them to think twice: In 2020, you can expect to see the return of exposed wood as designers have begun to favor a more rustic vibe. Instead, advise your clients to try breaking up some of their boring, dated features by adding wood drawers, pullouts and range hoods.

Add some spunk to dining spaces

Buyers are ready to say goodbye to the stuffy dining rooms of the past decade. In 2020, expect to see eating areas outfitted with bold prints, patterns and light fixtures. Sellers looking to bring personality back to such spaces might look into adding a unique lamp or playing around with textures.

It's all about muted color palates

Perhaps a reaction to the recent popularity of deep, moody color schemes, Houzz predicts that in the new year, buyers will be looking for "softer" colors like blues and light grays. If sellers are looking to apply a fresh coat of paint to their kitchen, this color scheme could be just the thing to catch a potential buyer's eye.

In the bathroom...

Goodbye statement wall, hello statement room

Statement walls have long been a thing, but Houzz predicts that in 2020, a single wall will no longer be enough to grab attention. If sellers are looking to update a half-bath, suggest they go bold by wrapping the entire room in feature wallpaper or another eye-catching material.

A little tile goes a long way

Tile work is a cheap and effective way to spruce up a listing's bathroom. Houzz predicted that 2020 will be the year of the bathtub apron as more and more owners are adding intrigue to their spaces by wrapping the tub apron with a few feet of fun tiling or waterproofed wood. Recommend this addition to your homeowners as it is an easy, cost effective way to make their property stand out on the market.

One new and unusual fad

It may sound odd, but more and more homeowners are reporting a desire for additional seating in their bathrooms. Whether it comes in the form of a built-in bench or stool, your clients want a place in their bathrooms where they can take a load off.

In the rest of your listing...

Laundry is a chore

However, the room itself shouldn't feel like one. Interior designers have long made the push for more enjoyable, aesthetically pleasing laundry rooms, and Houzz expects an expansion of this trend next year. In 2020, expect to see laundry rooms outfitted with energizing colors, patterns and features. Since it's somewhat of a private room, sellers can make fun, unique and quirky laundry room choices, so feel free to encourage them to take time to make these spaces as exciting as they can be.

Warm things up with accessories

Although the minimalistic, neutral color schemes of the past few years are still in style for walls throughout a listing, Houzz predicts that in 2020, home décor will see a resurgence of color. If you're buying new staging materials for the new year, consider corals, light pinks and ochres to bring warmth back to your listings.

RADON



Nearly 1 out of 15 Georgia homes has a radon level the EPA considers to be elevated. It's the 2nd leading cause of lung cancer in the United States for non-smokers, according to the American Cancer Society.

What is it?

Radon is a radioactive gas that comes from the natural breakdown of uranium. It is usually found in igneous rock and soil. It is a tasteless, odorless and colorless gas. The only way to know if it is present in a home is to have it tested.

How does radon enter a home?

Houses act like giant chimneys. As the air in the house warms, it rises to leak out the attic openings and around the upper floor windows, creating a small suction at the lowest level of the house, pulling the radon out of the soil and into the house.

Can any home have a radon problem?

Yes, new and old homes, well sealed and drafty homes and homes with or without basements.

When buying or selling a home, what's my best approach?

If you are buying a home, ask the seller for the latest radon testing results or have the home tested before you buy the home.

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