

# Don't Skimp On Trim

By Kedra Pai & Mike VanMoorlegem

home & garden

Let's trigger our imaginations for a moment. Picture your home completely empty. No furniture. No window treatments. No fancy chandeliers. Just bare ceilings, walls and floors. Can you see it? Ok, now ask yourself this question: 'What would a potential buyer say about the home you are picturing?' We often pose this scenario to our clients to emphasize the importance of interior trim detailing. Although often overlooked by homeowners, a well-planned trim layout can provide your home with a unique, richness that impresses guests and differentiates your home to potential buyers.

Sounds easy enough, but like everything else there are a plethora of options to choose from when trimming out a room or even your whole house for that matter. Likewise, there are a lot of tricks that can be done to make a big impact without a major investment.

Depending on the style of your home, we generally recommend that you have the basics: baseboard, crown molding and window casings. When it comes to baseboards we say the bigger the better. The new standard has become the 7-inch baseboard. However, if you have 8 foot ceilings and do not feel comfortable with that size subtract an inch or two, but set 5 inches as your minimum. Window and door case molding sizes have increased as well. Traditional 2.5-inch case molding is now being replaced by 3.5 to 5-inch moldings. Lastly, when deciding on crown molding start with 5 or 6-inch crown knowing you can always add to it, especially if you have the ceiling height to justify it. Crown molding is so important because it adds height and visually breaks up the ceiling from the wall.

Now to the fun stuff: wainscoting, coffered ceilings and panel molding. Each add detailing that really make a home unique. Wainscoting is the wooden paneling that lines the lower part of the walls. It is a great addition to foyers, hallways and dining rooms. However, it can be a little pricey. A great way to reduce your cost is to eliminate the thick wood paneling and simply add a chair rail and raised panel moldings. Then paint the chair rail and everything beneath it in a semi-gloss paint finish. You achieve the same detailed look, and most won't know you saved on materials. Raised panel molding can be used as a great way to add detail and depth to your ceilings as well. Try adding a box outline using a raised panel molding profile of your choosing. It



Picture framed sconces are just the tip of this well-planned trim and molding layout. Note the raised panel molding ceiling design further enriched by a white semi-gloss paint finish extending to the crown moldings.



Coffered ceiling takes this luxurious all white kitchen to a whole new level by adding eye-catching dimension and richness.



Foyer featuring two examples of wainscoting on the lower stairwell wall and lower portion of upper walls. Additional detailing lines the staircase while raised panel moldings form a dual box design on the upper front facing wall.

will make the room stand out, and can be applied to ceilings of all heights. Finally, if you are fortunate enough to have 10 foot ceilings or higher then adding a coffered ceiling is a definite show-stopper. They are great in living rooms, kitchens and even master bedrooms.

If anything, just remember you can't really overdo it when it comes to trim. We have yet to see a home that has too much detail!