

2022 Parade of Homes

SEPTEMBER 16-18, 9 A.M. TO 5 P.M.



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WELCOME!



Gary Questad

Welcome! It is my pleasure to welcome you to the 2022 Parade of Homes™. This year we are showcasing 4 new homes featuring the latest in construction, architectural trends, design and decor for physical tours.

2022 has continued to be a challenging year for the building community in our area. Supply chain issues persist in interrupting schedules. High consumer demand coupled with a local housing shortage have also contributed to a smaller number of builders being able to participate in this year's Parade. However, we are so excited to present these 4 amazing homes that our builders and their subcontractors have worked so tirelessly to finish for the event! Because of the limited number of participating homes, the Parade will again be shortened to one 3-day weekend.

After the conclusion of the physical Parade of Homes™, the virtual Parade will return to paradeofhomestricities.com. The virtual event will feature 3-D tours and photo galleries as well as information on the homes, participating builders, their subcontractors and suppliers beginning September 19.

The HBA would like to extend a special thanks to event Premier Sponsor Banner Bank as well as media sponsors KAPP/KVEW and 94.9 The Wolf and to the Tri-Cities Area Journal of Business for producing this beautiful magazine. Thank you to Circle K for being our long-term ticket sales partner. We would also like to thank the volunteers on the Parade of Homes™ Committee chaired by Allyson Rawlings of Rawlings Flooring America and Design. Special thanks to the public for your continued interest in and support of the Parade of Homes™. We appreciate your ticket purchase and want to show our gratitude by including a free 2022 Fall Home Show ticket on each Parade ticket.

We look forward to seeing you at the Parade homes September 16-18 and at the HAPO Center in Pasco for the Fall Home Show October 7-9.

A handwritten signature in black ink, appearing to read 'Gary Questad', with a stylized flourish extending from the end.

Gary Questad
President, Home Builders Association of Tri-Cities

Nicely built. Well financed.

Thanks to our local builders, suppliers and subs, for this year's amazing Parade of Homes™. We're always pleased to partner with home builders and buyers.



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HOW THE PARADE OF HOMES™ WORKS

2022 Parade of Homes™ Friday, Saturday & Sunday September 16-18, 9 am to 5 pm

- Your ticket is valid for all three days of the Parade (one visit per home).
- Maps showing the location of each Parade home are available in this magazine, at all area Circle Ks, and at paradeofhomestricities.com.
- You may start at any home. Blue and yellow Parade of Homes™ directional signs are placed to guide you in the same order homes are shown on the map.
- In front of each Parade home is a sign that clearly marks it as a Parade of Homes™ entry.
- No bare feet, stocking feet or shoes are permitted.
- A pair of booties will be provided to each attendee and must be worn. Please keep your booties with you and reuse them indoors only at each home.
- Please make sure your shoes can be easily removed to ensure smooth entrance and exit to and from Parade homes.
- Visit all the Parade homes to be eligible to vote for the “People’s Choice” award.
- Visit all the Parade homes on the tour and have your ticket stamped for your chance to win a \$2,500 closet package from All City Closet Co. (winner must be a Washington state resident and live within a 75-mile radius of the Tri-Cities)!
- Feel free to ask questions of the builders and other representatives at each home.
- We recommend that you do not bring children. Children 3 years old and older need a ticket to visit the homes.
- No strollers or backpacks allowed.
- No smoking, food or drinks allowed in Parade homes.
- The Virtual Parade of Homes™ will open on September 19 at paradeofhomestricities.com and will feature additional homes available only for virtual tours.

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2021 TRANSACTIONS WITH A CLOSING DATE OF 12/31/21.

MAP AND DRIVING DIRECTIONS

#1 Prodigy Homes, Inc.

2483 Falconcrest Loop, Richland

Falcon Ridge

N46.217170 W119.279421

From Gage Blvd Left onto Morency Dr;
Right onto Falconcrest Loop; Home is
on the Left

#2 Riverwood Homes Washington LLC

2473 Maggio Loop, Richland

Siena Hills

N46.217613 W119.29684

Reverse direction on Falconcrest Loop;
Right onto Morency Dr; Right onto
Legacy Ln; Left onto Bermuda Rd;
Right onto Cortona Way; Left onto
Maggio Loop; Home is on the Right

#3 Brett Lott Homes

2479 Maggio Loop, Richland

Siena Hills

N46.217633 W119.297337

Continue on Maggio Loop; Home is on
the Right

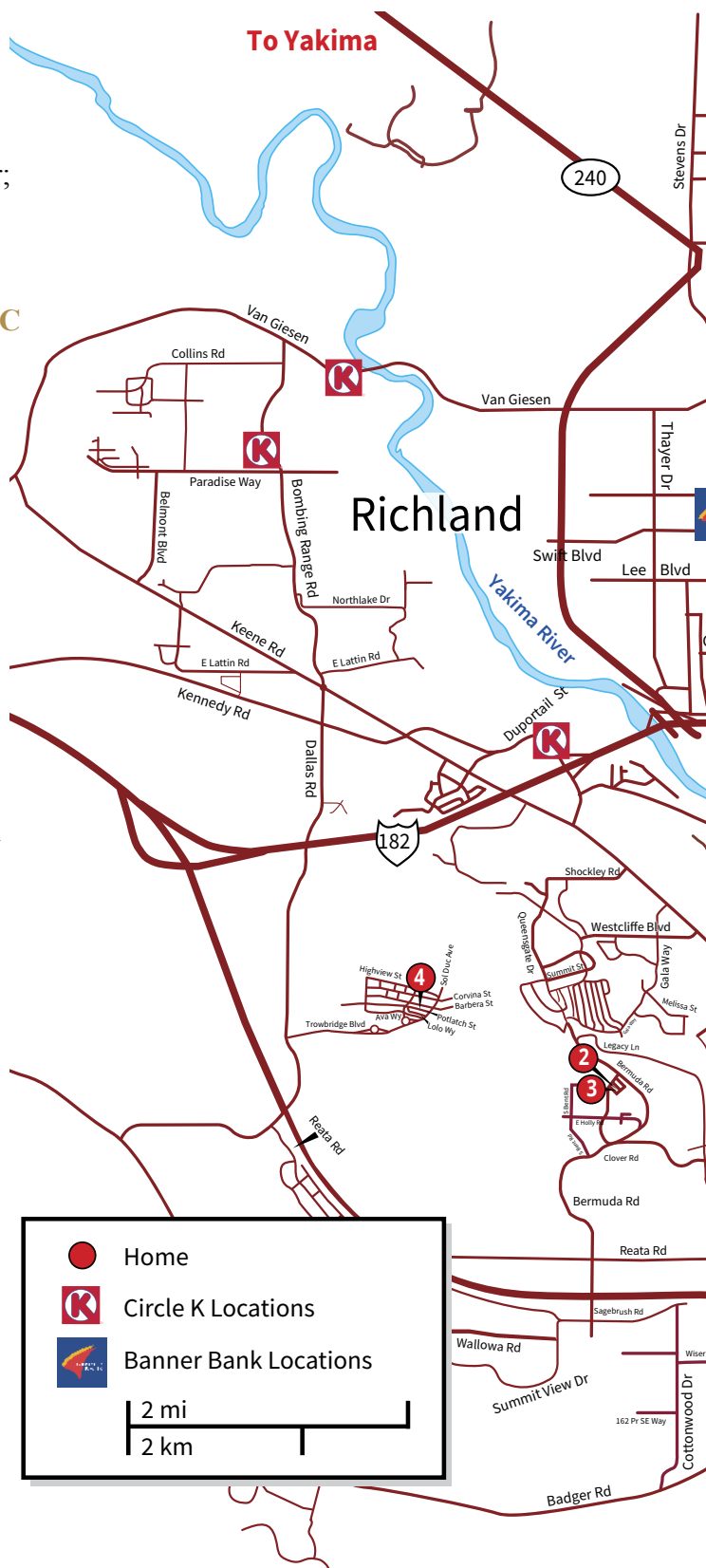
#4 New Tradition Homes

4259 Potlatch St, Richland

West Vineyard

N46.221787 W119.331948

Continue on Maggio Loop; Right onto
Cortona Way; Right onto Bermuda
Rd; Right onto E Reata Rd; Right onto
Dallas Rd; Right onto Ava Way; Left
onto Potlatch St; Home is on the Right







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Saturday, Oct. 8 • 10am - 6pm

Sunday, Oct. 9 • 10am - 4pm

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Tips to turn your backyard into an oasis

NATIONAL ASSOCIATION
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Now more than ever, homeowners are using their home's indoor and outdoor areas. As remote work is becoming more common, homeowners can enjoy their outdoor spaces during the day, not just on evenings or weekends.

Consider the following tips if to transform your outdoor space into a backyard oasis.

Add functional space for dining al fresco

Not only is open-air dining enjoyable on temperate days, but it also creates more space for entertaining. Consider adding an outdoor kitchen to your backyard. You can scale this project based on your lifestyle and budget. If you would like to cook meals frequently outdoors, you may need a space for appliances, such as a grill and refrigerator, as well as a sink.

To help you decide the items you'll need, think about the dishes you'll likely prepare and how many people you would usually accommodate. Your level of engagement with your outdoor kitchen will help you decide on the layout and design. The best place to start

is by talking to a professional remodeler to help you create a space to fit your needs.

Find comfort around fire pits and fireplaces

Adding a heating element to your backyard oasis is enjoyable during cool summer nights or crisp fall days. Deciding on fire pits for an outdoor space depends on your space and budget.

Outdoor fireplaces are generally visually appealing and can safely contain the fire within the structure. In addition to providing warmth in front of the fireplace, the smoke will rise in the chimney.

Alternatively, a fire pit tends to be more budget-friendly and allows people to sit around, not just in front of the pit for warmth. Also, fire pits tend to be a better fit for smaller spaces.

No matter the choice, this heating element will help you create a relaxing atmosphere in your backyard.

Crate visual appeal with a walkway

Where and how you walk into your backyard is often overlooked. However, an eye-catching pathway to a garden

space or patio can help you create a cohesive living space. There are so many ways to make a pathway that matches your aesthetic. Maybe a mosaic pebble pathway is suitable if you're looking for an artisan approach. Or, if you're looking for the rustic, earth-toned look, wood slices or recycled pallet wood are good options.

Consider your budget, size, location and pathway usage when designing your pathway to determine what material will fit your backyard design.

Set the mood with outdoor lighting

Lighting elements designed specifically for outdoor use add a subtle and helpful glow in the evening. Popular places around your backyard to add a lighting component are on the deck or patio stairs, pathways, posts or hanging over a trellis. To help you narrow choices, determine how bright you'd like your outdoor space to be and the power sources, such as LED or solar.

Installing elements like these into your backyard can add personal enjoyment to your home.

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2483 Falconcrest Loop, Richland

3,195 square feet

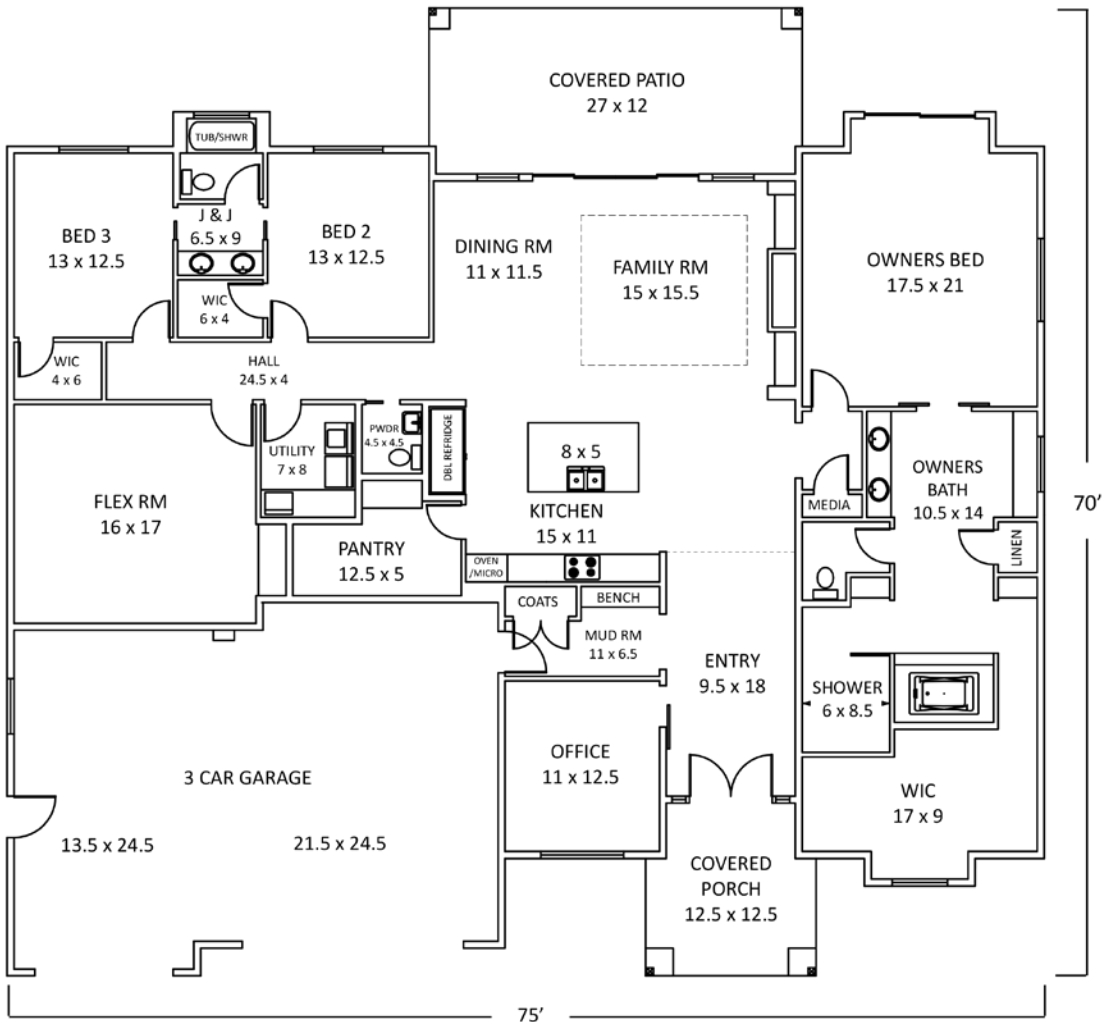


Jason Wilkinson

Prodigy Homes' latest design release, The Symphony, offers luxury living on a single level. This thoughtful design pairs timeless architecture with striking modern interior designs for this year's Parade home. This home features beautiful hardwood floors that run throughout, raised 10-by-14 ceilings featuring custom dropped detail, 8-foot interior doors, smoked glass accents, and an insulated theater room

with bar. The split bedroom design includes a spa-like owners' retreat with an expansive walk-in closet, free standing tub and heated floors on one side. On the other side, two bedrooms and Jack & Jill bath. At center stage you'll find a well-orchestrated gourmet kitchen with an upgraded appliance package, full height maple cabinets with LED lighting, a large quartz waterfall island, and an oversized pantry.

For over a decade, Prodigy Homes Inc. has endeavored in providing each customer with a superior building experience and the highest level of design and craftsmanship. As an award-winning industry leader, Prodigy Homes offers a unique, streamlined building process. Jason & Jasmine look forward to participating in the 2022 Parade of Homes™ and invite you to visit their website at homesbyprodigy.com.



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Eating a good meal, taking a nap or playing outdoors are just a few of the simple pleasures in life that most pets and humans appreciate.

There are several ways you can show your pet how much they mean to you by incorporating certain design elements into your home.

Many features will not only cater to your pet's lifestyle, but they also can enhance your home's appearance and add to its value.

Whether you're looking to buy a new home, remodel your existing home or just need some inspiration for how to use your current space, here are a few ideas to get started.

Improving comfort, convenience

Designing areas within your home where your pet can eat, sleep and bathe tells them that they are just as much a member of the family as everyone else. And having these dedicated locations also can help reduce the amount of time you spend cleaning up after your pet.

Built-in eating areas are among the most popular designs concepts for homeowners with pets. Beneath the kitchen counter, under an island or within a pull-out drawer are all great options to help save space and minimize spills.

Custom nooks provide your pet with a quiet retreat to nap or play. Look for opportunities to incorporate these nooks beneath bay windows, or convert a cluttered crawl space beneath stairs into your pet's private refuge.

Pet-washing stations in laundry/mud rooms can significantly improve the cleanliness of your home. An enclosed tiled area with an extended faucet can be used to give your pet a full bath or simply to clean paws after a romp in the outdoors.

Selecting the right flooring

With the appropriate flooring, both you and your pet can live amicably without pointing fingers (or paws) at one another whenever a new scratch or a spill is discovered.

Flooring options today are seemingly endless, and each

type comes with varying levels of durability, so you'll want to do your research as well as consult with a professional before making the investment.

Bamboo flooring is becoming increasingly popular, especially among pet owners, for its hardness and resistance to stains. And for those who are trying to be green, both bamboo and cork flooring are good for the environment.

Hardwood floors have long been among the most desirable options, though many different types of wood and finishes are highly prone to showing wear over time.

Laminate, stone and tile floors might not be your best option if your pet's comfort is a top priority. While they are much more durable and typically resist scratches better than other flooring, some pets will find them to be uncomfortably hard and exceedingly slippery.

To find a homebuilder, remodeler or designer that can help you make the best home design choices for your pets, visit HBATC.com.

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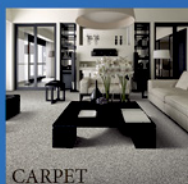
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#2 RIVERWOOD HOMES WASHINGTON LLC



Siena Hills

2473 Maggio Loop, Richland

2,993 square feet



Dan Johnson

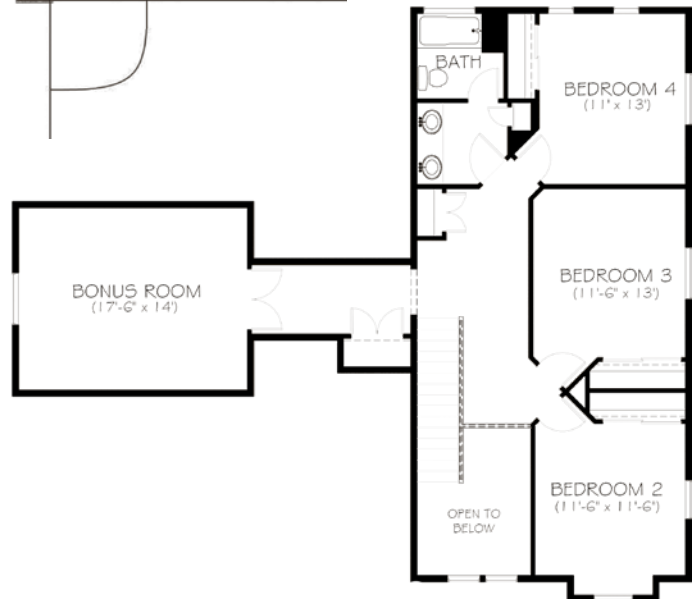
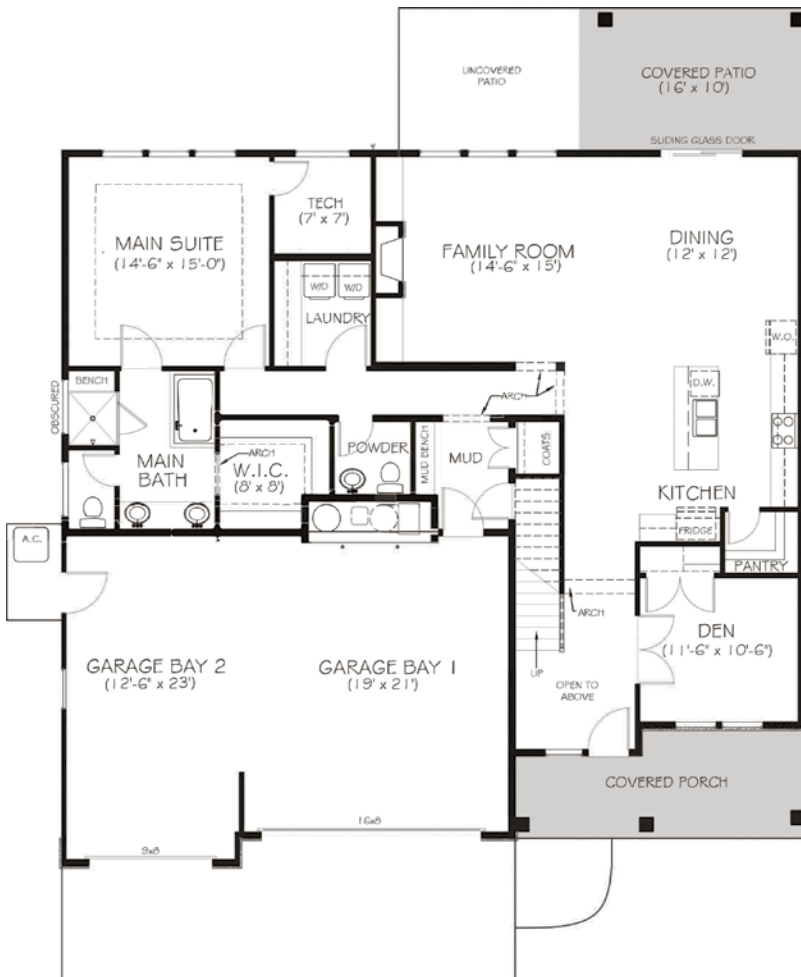
The Columbia floor plan features top-notch craftsmanship, with incredible attention to detail throughout. The main floor offers a spacious family room and den, generously sized back patio, and a main suite with tech nook. The second floor provides three bedrooms plus a bonus room, giving your family the space you need for yourselves and your guests. This house features

extra cabinetry, a generous amount of storage space, plenty of natural lighting, and 2.5 bathrooms. Combine this spacious, beautiful living space with a stunningly landscaped and fully fenced yard and you have your dream home in one of the best and newest communities in the Tri-Cities.

At Riverwood Homes, we love the process of creating beautiful homes that enhance our community. It is thrilling

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Much ado about ceilings

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A ceiling with a pop of color, a stylish ceiling fan or detailed trim work can give a room personality and character. Ceiling decor also can add drama to an otherwise dull space, give the illusion of height in a compact room, or increase the feel of intimacy in a large one.

Making a ceiling the focal point of a room has its challenges though. The right look depends on the style of the home, the size of the room and the desires and taste of the owner or buyer. With so many factors to consider, deciding how to enhance a room by altering the ceiling can be overwhelming.

But with so many options and design trends available, the result could make the venture worthwhile.

Here are some ideas to consider as you build or remodel your home:

Fun with paint

Contrasting ceiling and wall colors give a room modern appeal. Experts recommend using deeper shades, like eggplant or cocoa, to make a large space cozier, and softer ones, white included, to open it up.

Or consider wallpaper –

over-scale or bold patterns will definitely keep it interesting. One thing to note: Designers caution against using the same color or pattern on both the walls and the ceiling. Doing so tends to make a room feel small and closeted.

Structured design

When it comes to custom ceiling design, the only limit is the imagination. Popular options include coffered ceilings, which feature a symmetrical grid of painted beams; tray ceilings, which give off a recessed look; and ceilings featuring various woods or exposed wood trusses. Detailed trim work and ceiling medallions also add flair to a room.

Specialty lighting

Specialty fixtures make a room rock. Whether it involves a custom or a stock fixture, designers are finding ways to showcase it as a piece of art, rather than just a functional element. Recessed lighting, pendant lamps and chandeliers are being paired with other ceiling details to make a statement with a room's design.

Keeping cool in style

Among decorative home features, ceiling fans stand out

as the most wanted item, with 88% of buyers rating them essential and desirable, according to the latest What Home Buyers Want survey by the National Association of Home Builders.

In fact, ceiling fans have consistently remained the No. 1 home decor feature over many years. Though in high demand for both their aesthetic appeal and practical application, when it comes to style, it's all about personal preference and comfort.

Out of sight height

Ceiling height makes an instant impression. Though ceilings that are 9 feet or taller are falling out of favor due to concerns about energy efficiency, high ceilings on the first floor are still desirable, particularly among millennials.

Ceilings that are too high, however, can make a room feel cold and uninviting. That's why experts recommend the use of light fixtures, ceiling beams and paint to better define a space or make it cozier.

To find an industry professional ready to bring these exciting trends to your new home or remodeling project, visit HBATC.com.



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Siena Hills

2479 Maggio Loop, Richland

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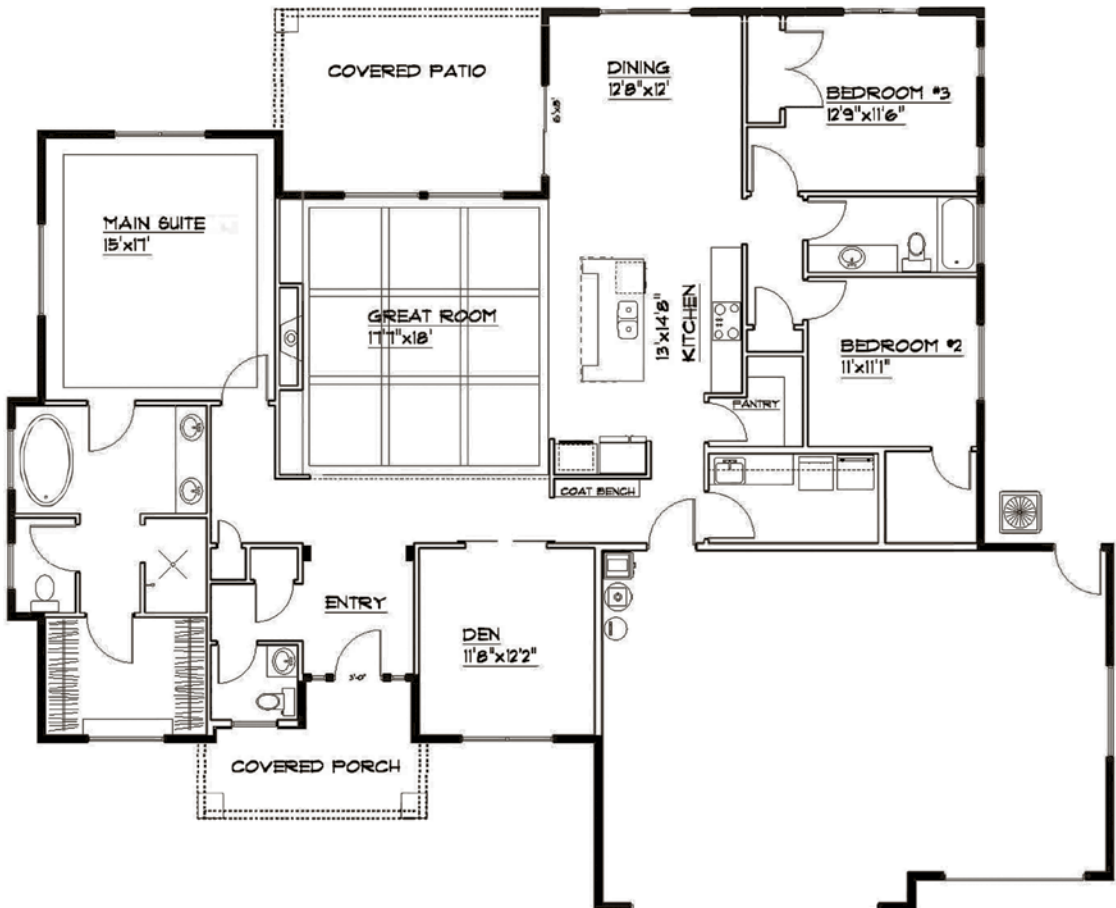


Brett Lott Homes Team

This stunning and beautifully detailed home is nestled in South Richland's newest development, Siena Hills, featuring amenities of a community pool, pool house, park area, and walking trails. The welcoming appeal of the walkway on this large lot leads to the grand stucco and stone entry, which draws you inside where you will find a mix of elegant design and laid-back comfort. The relaxing great room features gorgeous box-beam ceilings and a fireplace surrounded by stone and custom built-in shelving. The kitchen features an amazing granite island countertop, a mix of painted and stained cabinetry, and a quartz countertop in

the walk-in pantry for those extra appliances. Each area of the home offers captivating custom touches such as double barn doors to the den highlighted by wainscoting, a powder bath with floor to ceiling tile and a coat bench off the garage entry. The main bath is your oasis from the day with its large walk-in shower and free-standing tub backed by floor-to-ceiling stone making this a place you will want to linger and enjoy. The custom closet features a window for natural light and large wood wrapped body mirror. This energy efficient one level home is fully landscaped and complete with block fencing.

Brett Lott Homes' work and guiding principles have made them stand out with a well-earned, highly regarded reputation in Tri-Cities. Thirty-one years of invaluable knowledge has built a team of skilled and loyal subcontractors, material suppliers, and employees to provide a positive building experience. Personalized service paired with today's technology provides their clients an opportunity to build their dream home. Call them today!



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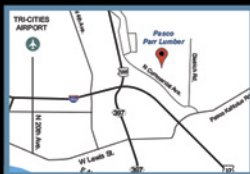
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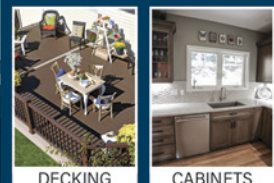
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Remodeling savvy: innovations in paint

NATIONAL ASSOCIATION
OF HOME BUILDERS

Significant innovations in paint over the past 20 years have led to fascinating interior and exterior applications. Today homeowners can use paint to generate solar power, light up a hallway, waterproof a basement and even draw on the walls with no fear.

If you're thinking about painting your home, knowing what's new in paint technology may be helpful in deciding how to move forward with your next project. Here are just a few new and innovative products to keep in mind while you plan:

Keep it green with low- or no-VOC paint

Today's biggest trend is the increased availability of low- or no-VOC (volatile organic compounds) paint choices. Just about every major paint manufacturer has

at least one line now. These paints protect consumers from a number of health issues associated with VOCs, and contribute to improved indoor environmental quality, which is one key goal of the green building and remodeling movement.

Paint that stays durable and clean

Driven by consumer demand, manufacturers of interior and exterior paints have developed paints that are easy to apply, durable and a cinch to clean. One uses ceramic technology – an infusion of ceramic microspheres into a high-quality acrylic resin – to create a paint extremely resistant to stains and scuffs that also washes well without affecting quality or appearance over time.

User-friendly containers

Although they have not gained significant popularity

due to the cost of production, plastic paint containers that feature twist-off lids, side handles and easy-pour spouts give consumers a more convenient and less messy way to get the job done. These containers are usually pretty lightweight and easier to store than typical steel paint cans.

Waterproof paint

In the future, waterproofing your basement may be as simple as a few strokes of paint. These products are still in their infancy and many are unavailable to consumers. Products that are available now can create a waterproof barrier on most concrete and masonry surfaces, but most are only water-resistant, not entirely waterproof. These paints can be used in bathrooms, water tanks and birdbaths to manage moisture retention and mold and ➤

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mildew buildup. One day, fully waterproof paint may be the best and least expensive solution to a common problem that many homeowners face: flooding.

Heat-sensitive and solar power paints

Paint that detects and reacts to changes in temperature has been around for a while, but interest in its varied applications is growing. This paint may be used in color-changing interior wall designs, where one or more elements of the motif appear or disappear according to the temperature in the room, or applied on kitchen or bathroom surfaces as a temperature gauge. The paint is also being tested to determine whether it can be used to improve energy efficiency as well – absorbing heat during winter and deflecting sunlight in warm weather. Other companies are researching new technology that harnesses nanoparticles that absorb light, which may one day enable consumers to very cheaply generate solar energy for their homes.

Paint that lights up a room – literally

Researchers recently developed and patented a new type of paint that will one day enable homeowners to paint lights onto walls and other parts of the home. This new electroluminescent coating technology turns commonly used metal, plastic and wood surfaces into lamps when the paint is energized with an electrical current.



One future use of the product could come in handy for those interested in universal design: a painted white hand-rail that illuminates at night, lighting your way in the dark.

Whiteboard paint

Whiteboard paint entered the scene a little over 10 years ago, but still is relatively new to consumers. Several manufacturers now produce a unique wall coating that turns any flat surface into an erasable whiteboard. It's an inexpensive way to draw out the artist in the whole family, and a great feature to include in children's playrooms, offices and kitchens.

Paint has come a long way over the years. It can be used to simply spruce up your home with a touch of color or you can take it to the next level, using it to create savvy, green and cost-effective design elements throughout your home. The choice is up to you.

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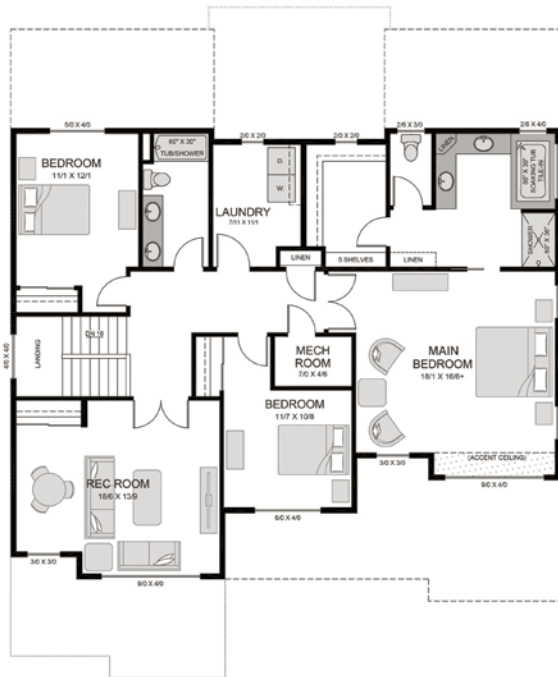
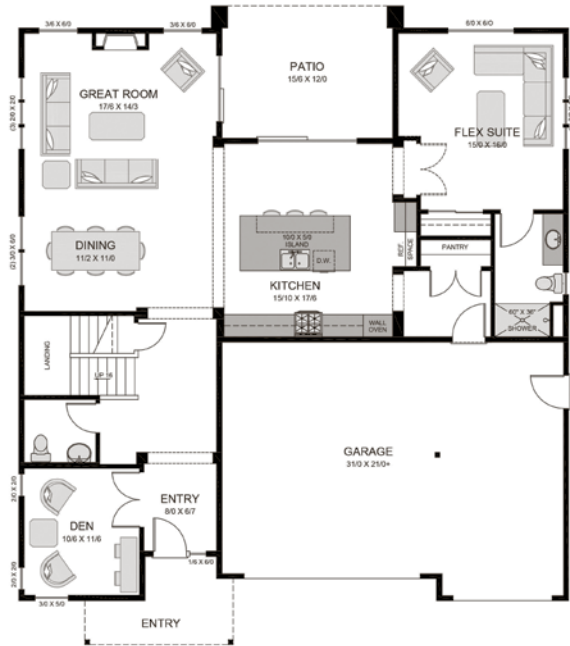
Chris & Kelly Helmes

Welcome home to the Laurelhurst, an entertainer's dream, with two stories of impressive living space. With 3,376 square feet, this floor plan offers 4 bedrooms, 3.5 baths, a recreation room, den, and open great room/dining space. This desert-style home incorporates the warmth of earth tones with the elegance of modern design. The open concept kitchen,

featuring a generous center-island/eating bar, is perfect for entertaining family and friends. Homeowners can enjoy the luxurious main suite complete with a gorgeous walk-in closet and spacious bath showcasing a spa-like free-standing soaking tub and refined tile shower.

New Tradition Homes began in 1987 with the Helmes family's dream to

build new homes of high quality, enduring design, and lasting value. We named our company New Tradition Homes to demonstrate the combined excitement of building new lives, new memories, and new traditions in a new home. Today we are one of the largest homebuilders in Washington state, having built thousands of homes.



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Preventative fall maintenance tips for your home

NATIONAL ASSOCIATION
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The leaves are starting to change color and the summer's heat wave soon will be behind us – all signs that the fall season is on its way.

Taking on a few preventative home maintenance projects will not only keep your family living space comfortable, they will help safeguard your home investment.

Here are a few areas of your home to pay special attention to in the next couple of months:

Check roof insulation

You want to make sure your home has sufficient insulation, especially if you have an older home. If you notice your attic insulation is level with or below the attic floor joists, you probably

need to add more. To help you measure and check your insulation levels, visit energystar.gov or consider hiring a home energy professional.

Investigate air leaks

Heated air can escape from gaps that develop where building materials meet. Check places where exterior siding meets windows and doors, around roof and foundation lines, around chimneys and where pipes protrude through walls or roofs. By working to stop or minimize drafts, you can save on annual energy costs. The U.S. Department of Energy notes that consumers could save 10% to 20% per year.

Inspect your heating system

To keep your heater func-

tioning at an optimal level, have your unit checked and cleaned by a professional. Make sure ducts and pipes located in unheated spaces are insulated. Dirt streaks around your duct work, especially near the seams, are evidence of leaks.

Examine windows

Ensure your windows and doors are effectively keeping warm air in and cold air out. Look for any cracks around glass, sashes and window frames. Apply adhesive foam weather strips to the top and bottom window rails or nail-felt weather stripping where window sashes and frames make contact.

Visit HBATC.com for a list of qualified contractors.



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Hayden Watson & Dennis Murphy

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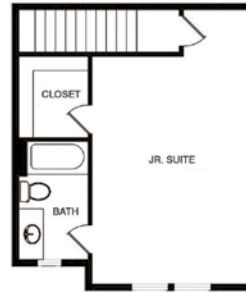
Flexible space is the greatest asset of this encore floor plan. At 2,258 square feet, this larger home is a favorite of frequent entertainers for its expansive kitchen, large pantry, and adjoining, open living and dining areas. For an added bonus, we've included a beverage bar along one wall to complete this beautiful layout. The spacious and private main suite boasts a deluxe en suite with dual vanity, separate shower and an enormous closet. With a bedroom and a den finishing off the downstairs, a junior suite was added as a generous third bedroom above the garage. This junior suite offers a large closet and its own full, private

bathroom.

Established in Redmond, Oregon in 1989, Hayden Homes has provided over 20,000 new homes to price conscious, value-driven homebuyers in underserved, secondary markets throughout Washington, Oregon, Idaho and Montana. Hayden Homes continues to be the largest privately-owned new home builder in the Pacific Northwest.

Hayden Homes exists to Give As You Go™, so together we build a strong community, and lead fulfilled lives. Hayden Homes has contributed 4.9 billion dollars to local economies and has created more than 85,000 jobs since the company's inception. Hayden Homes

supports philanthropic efforts in the communities in which they build and have contributed more than 44 million dollars in charitable donations with the flagship of their giving through the 501(c)(3) Non-Profit, First Story. To date, First Story has provided over 100 deserving and capable families throughout the Pacific Northwest with a safe, healthy affordable home and a first step toward financial freedom. The Hayden Homes brand family of companies includes Simplicity by Hayden Homes, Wise Size Homes and Hayden Homes, all providing an unparalleled selection of opportunities for those looking to purchase a new home in Prosser.



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Paul Fansler

VIRTUAL TOUR OPENS SEPTEMBER 19 AT PARADEOFHOMESTRICITIES.COM

Inside this modern style house, you will be amazed by the functional living space layout. The open kitchen, living room and dining area flow out to the covered deck for a panoramic view of the Tri-Cities and surrounding area.

The large kitchen with a walk-in pantry, granite water fall island and custom cabinets flows perfectly into the great room that is warmed by a stunning metal accent wall with fireplace.

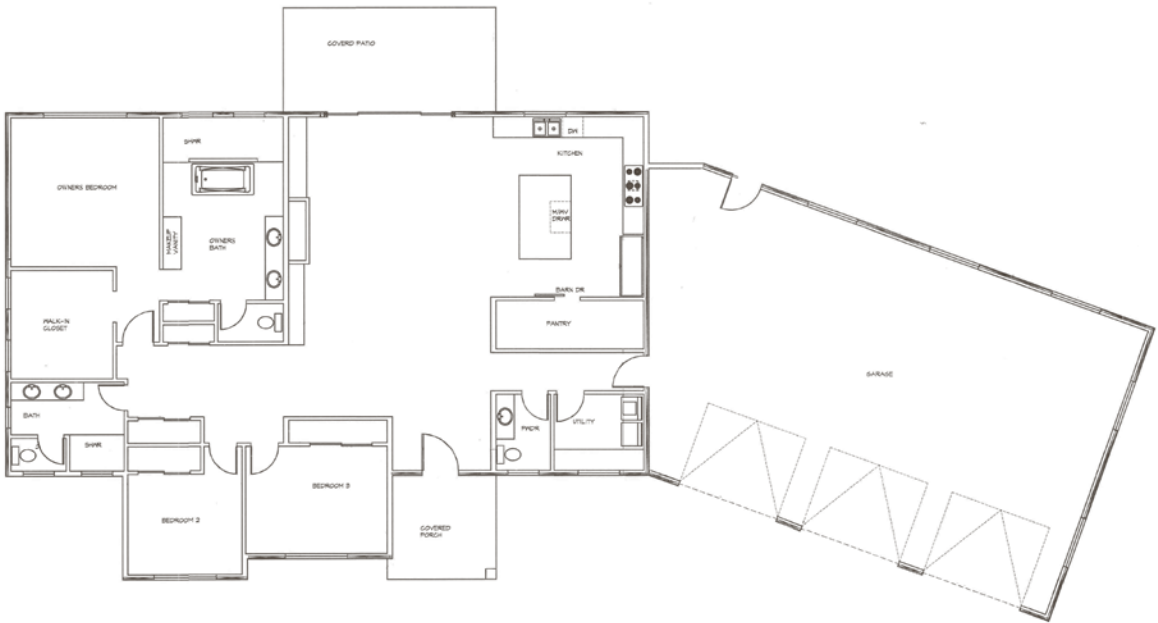
The owners' suite is perfectly situated with his/her vanities, beautiful soaker tub,

and an extraordinary walk-in shower with multitude of functions not to mention the large custom-built walk-in closet.

The stunning exterior combines metal and stone with large modern windows for an impressive indoor/outdoor connection and tons of curb appeal.

Intrigue Custom Homes has been building high quality custom homes since 2011 in the Tri-Cities and surrounding area. With a passion for designing and building a custom home that fulfills each client's

vision of their dream home, Paul Fansler and his team are committed to the satisfaction of each client. They will be there not just during but long after construction has finished to make sure you are truly in the home of your dreams. It's that experience, superior craftsmanship and pride he and his team put into each and every custom home built by Intrigue Custom Homes. Since 1998 Paul has worked in the construction and building industry on both commercial and residential projects as Fanco Construction Inc.



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