

Rebuilding After California's Wildfires Should Inspire Colorado Builders

In a November [CustomBuilderOnline.com](#) article, Graham Irwin, principal at **Essential Habitat Architecture**, explains how wildfire-resilient design can extend beyond safety to improve comfort, efficiency, and everyday living.

The headline of the article is, **"How Wildfire-Ready Homes Can Truly Live Well, Too."** A hyperlink to the full article is at [RealEstateToday.substack.com](#).

In the wake of the devastating wildfires in Los Angeles County, Irwin has developed a framework that not only builds in resilience but is designed to improve the quality of life. I recommend reading the whole article, which I'll summarize here.

"We view every part of the building envelope as part of an integrated defense system," he writes. "We design ignition-resistant, ember-proof, unvented assemblies, specify fire-resistant, high-performance windows with fully tempered glazing, and plan defensible landscapes that add beauty as well as safety."

That's phase one. Phase two he calls

"living with wildfire." People whose homes survived wildfires know that their home became unlivable because of smoke infiltration from the surrounding fire. For that reason, phase two involves making the home air tight. An HRV (energy recovery ventilator) brings fresh air into the air tight home, with HEPA filtering for smoke events. "Air tight equals smoke tight," he writes. Backup batteries or generators are included for power outages.

"Airtightness and insulation also yield exceptional energy efficiency," Irwin writes. "A high-performance home requires far less energy to heat and cool and can maintain comfortable indoor temperatures much longer during outages."

Phase three is "Living Well." Irwin describes how his homes "maintain steady temperatures, filtered air, and peace of mind every day, including during power outages or smoke events. Living Well is when the technology fades into the background and the home simply works."

A sidebar in the Custom Builder article lists "5 Steps to a Fire-Resilient, High-Performance Home." Here is the preamble but only the subheads.

"Designing for wildfire doesn't mean giving up comfort or beauty. The same strategies that protect a home from fire

also make it healthier, quieter, and more energy-efficient year-round. Here's how to get there:

1) Start with the Envelope.... 2) Control the Air.... 3) Plan for Power Resilience.... 4) Integrate Defensible Space.... 5) Design Holistically."

What Should You Address in Preparing Your Home for Sale?

Cosmetic issues can keep your home from selling. These suggestions are from an email I received from Heather Reshetar, owner of **National Property Inspections East Denver Metro**. Reach her at **720-588-0438** or at Heather.Reshetar@NPIinspect.com. Many of these issues our client-only handyman can help deal with prior to listing.

1. Worn or damaged interior finishes. Scuffed walls, nail holes, uneven paint, and dinged or dirty baseboards are among the most common things. All those things can have a huge impact on a home's look and feel. But they're all a normal part of owning a lived-in or older home and don't typically affect the functionality of a space.

2. Scratched flooring or worn carpet. Scratched hardwood floors, worn carpet, cracked tiles, or minor gaps between boards are usually the result of everyday use. In most cases, these conditions do not indicate a structural problem and can be improved through refinishing, repair, or replacement when homeowners choose to update the

space.

3. Cracks in drywall or plaster. Cracks in drywall and plaster are extremely common, and most don't indicate a problem with the home's foundation. Hairline cracks are often caused by normal settling or changes in temperature and humidity levels. Larger or widening cracks, however, may warrant further evaluation.

4. Peeling exterior paint, faded siding, and weathered trim. We love a home with curb appeal, but not to worry—if a home looks a little worse for wear, chances are, there's no immediate concern. As long as the issues don't allow for moisture intrusion, an exterior renovation can typically wait a while.

5. Outdated fixtures. Older light fixtures, cabinetry, countertops, or bathroom finishes may function properly but reflect the design standards of a previous era. These items could be considered part of a buyer's renovation plans rather than a repair priority for the seller, but seller might choose to fix.

Luxury Prada Golf Course Home on 1/2 Acre in Parker



Open Saturday & Sunday 12 to 3 p.m.

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Perched on over half an acre of meticulously landscaped nature that blends seamlessly into the prestigious Jim Engh-designed Club at Pradera, this Colorado masterpiece at **4512 Carefree Trail, Parker**, redefines elevated living. Marrying timeless elegance with contemporary sophistication on the inside, the outside is a true oasis of mountain and golf course views, water features, a fire pit, and curated gardens. Reimagined to optimize living space for today's modern lifestyle, this residence boasts 3 upper-level master suites, a main floor master or guest suite, a library with 20-foot windows for peaceful light, a private office, and a lower level walk-out entertainment area with an ample media room, a second luxury kitchen, and an open floorplan for fitness or additional family space. Both the upper and lower main living areas have amazing fireplaces with golf course views and contiguous outdoor living areas, making this spacious home feel even more majestic. More pictures and information can be found at [www.GRElistings.com](#), then come to **open houses today and Sunday, noon to 3pm**. Or call listing agent **Monica Fullmer** at **720-392-4111** to request a private showing.

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Recycled Glass Countertops Are Gaining Popularity

This is from [FoodRepublic.com](#):

If you follow kitchen decor, you know that granite countertops are falling out of favor, and retro counters might make a comeback, but if you're looking for a sustainable solution that's durable, too, Evelina Juzenaitė, Principal Interior Designer at Planner 5D, suggests recycled glass countertops. "Recycled glass countertops start off by collecting various glass pieces such as bottles and windows," Juzenaitė explained. "Then it's cleaned and crushed, mixed with a binding agent, poured into molds, hardened, and polished. This type of countertop differs from others, such as natural stone, which is extracted from the ground, cut into slabs, and polished."

According to Juzenaitė, not only is a recycled glass countertop eco-friendly thanks to the fact that it's made with repurposed material, but it's also practical. Since glass is naturally stain-resistant and a breeze to wipe up, it's a no-brainer for homeowners who want to up their kitchen's aesthetic but also ensure its functionality. Plus, the fact that it's non-porous makes it sanitary — the perfect surface for prepping a variety of different dishes, whether you're seasoning meats and veggies before roasting or smacking your bread dough Julia Child-style.

An added bonus when it comes to glass is its ability to be easily adapted to nearly any space. The shape and color are both easy for a manufacturer to adjust, and it tends to pair well with the surfaces of already existing appliances and kitchen decor.

See: www.FoodRepublic.com/2093717/durable-countertop-eco-friendly-kitchens/



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