

## Here Are Some Products Worth Specifying for Eco-Conscious Interiors

By JIM SMITH, Realtor®

I recently came across an article on [www.iands.design](http://www.iands.design), which focused on innovative design, sustainable practices, and holistic interior design. An April 21 post by Lauren Brant listed 15 manufacturers with products matching their values, with pictures of the products Lauren featured. On my blog I have a link to the full article, but here's a taste, limited to just a few of the featured manufacturers.

As the article's subhead expresses it, "Manufacturers are adopting circular design principles, emphasizing recycled and bio-based materials, low-impact manufacturing, and end-of-life solutions like takeback programs. The integration of sustainability in product design highlights a shift towards environmentally responsible interiors that do not compromise on aesthetics or performance."

Designers looking to reduce the environmental footprint of their projects, she wrote,

no longer have to choose between sustainability and aesthetics. A new wave of furnishings, textiles, and surfaces is proving that circular design, low-emission performance, and verified certifications can coexist with high-end style. A recent roundup of Earth Day-aligned product releases highlights how far the industry has come and where it's headed.

One standout is **Division Twelve's** Bitsi seating collection, which shows how even compact café chairs and stools can deliver meaningful environmental gains. The line incorporates up to 57.5% recycled content, carries Carbon Neutral certification, and meets BIFMA Level 3 and Indoor Advantage Gold standards for low emissions. For designers specializing in workplace, hospitality, or mixed-use environments, Bitsi demonstrates that sustainability can be embedded at the product's core rather than added as an afterthought.

Textiles are undergoing a similar transfor-

mation. **Desigtex's** new Polychrome upholstery is a geometric, mineral-inspired fabric made entirely from postconsumer recycled polyester. Available in seven saturated colorways, it offers the durability required for commercial seating while meeting LEED and SCS Indoor Advantage Gold criteria. It's a reminder that recycled content no longer limits palette or texture; in many cases, it expands them.

Across the broader set of featured products, several themes emerge. Manufacturers are leaning heavily into bio-based materials, recycled inputs, and transparent labeling that allows specifiers to verify environmental claims. Many are also adopting take-back programs and other circularity commitments that address end-of-life impacts, an area long overlooked in interior product design. Certifications such as Indoor Advantage Gold, BIFMA Level, and LEED appear repeatedly, signaling a shift toward measurable, third-party-verified performance rather than mar-

keting language.

What ties these products together is not just their environmental profile but their design sophistication. The article makes clear that the most forward-looking manufacturers are rejecting the old tradeoff between sustainability and aesthetics. Instead, they're proving that responsibly sourced materials, low-emission chemistry, and circular manufacturing can coexist with the color, texture, and form that designers expect.

For specifiers, the message is simple: sustainable design is no longer a niche — it's the new baseline. And with more manufacturers embracing transparency and life-cycle thinking, it's becoming easier than ever to make environmentally responsible choices without compromising on style or performance.

I posted a link to the full article at <http://RealEstateToday.substack.com>.

## Real Estate Scams Are Serious, But Here's a List of Other Scams You Might Encounter

Financial fraud isn't new, but the playbook has changed, and Colorado consumers are feeling the shift. Scammers today aren't just sending clumsy phishing emails or robocalls. They're using artificial intelligence, social-media breadcrumbs, and increasingly sophisticated impersonation tactics to separate people from their money and identities. The Federal Trade Commission reports more than **\$10 billion** in consumer fraud losses in 2023 alone, a record that underscores how quickly the threat landscape is evolving.

At its core, financial fraud is about gaining trust and creating urgency. Criminals pose as banks, government agencies, delivery companies, even family members — anyone who can plausibly demand quick action. And they are no longer targeting only seniors and students. Anyone with a smartphone, social-media account, or online shopping habit is fair game.

In previous columns, I have written, for example, about deed forgery and how to prevent having your home stolen from you by the filing of a fraudulent deed. I also wrote about romance scams, the most extreme of which is called "pig butchering." They blend emotional manipulation with

fake cryptocurrency investments. Tech support scams pop up through malicious ads or browser warnings, insisting your device is compromised. Job scams, now the second-most-reported scam category, use fake postings and bogus "recruiters" to harvest personal information and to trick applicants into laundering money.

The best defense starts with slowing down. Fraudsters rely on panic, pressure, and the illusion of authority. If someone claims to be from your bank, the IRS, or a delivery service, hang up and call the organization directly using a verified number. Never click links in unexpected texts or emails, and never share account numbers, Social Security information, or passwords with anyone who contacts you first.

It also pays to tighten your digital footprint. Review your social media privacy settings and limit what strangers can learn about your family, routines, and interests. And stay skeptical, even of voices or videos that appear real. Artificial intelligence tools now make impersonation easier than ever.

Fraud may be evolving, and so must your defenses. A few extra seconds of caution can save months of financial headaches.

### Top Scams in Colorado Right Now

**Deed and Title Fraud:** A scammer files a forged deed to "transfer" ownership of a home — often targeting seniors, vacant properties, and rentals. Most county clerks now offer free title-alert systems because such cases are rising. See my previous column for their links.

**"Grandparent" and AI-Voice Impersonation Scams:** Criminals use AI-generated voices to mimic a relative in distress ("I've been arrested," "I'm hurt"). The emotional urgency is the hook.

**Utility Shutoff Scams:** Common in Xcel Energy territory. Callers claim your power will be cut within the hour unless you pay immediately — usually via gift cards or digital wallets.

**Delivery Text Scams:** Fake UPS/USPS/FedEx texts claiming a failed package attempt. The link installs malware or harvests banking credentials.

**"Pig Butchering" Schemes:** Victims are groomed over weeks or months — often through social media or dating apps — before being steered into fake investment platforms.

**Job and Remote-Work Scams:** Fraudulent "recruiters" request personal information, send counterfeit checks, or ask applicants to purchase equipment from fake vendors.

**Tech-Support Scams:** A pop-up falsely

**If you list your home with me, it will be featured on this page and on page 3 of all 24 metro area weekly newspapers. Call me at 303-525-1851 for details.**

claims your system is infected and urges you to call a "Microsoft" or "Apple" number. The goal: remote access and drained accounts.

### Important Fraud Prevention Tips

**Slow down.** Scammers rely on urgency. Hang up, pause, and verify.

**Independently confirm.** Call your bank, utility, or agency using a number from their official website — not from a text or email.

**Never share codes.** No legitimate business will ask for one-time passcodes, PINs, or online banking credentials.

**Lock down social media.** Limit what strangers can see about your family, travel, and routines.

**Use strong authentication.** Turn on multi-factor authentication for banking, email, and social platforms.

**Be skeptical of payment demands.** Gift cards, crypto, and wire transfers are red flags.

**Update devices.** Install security updates and use reputable antivirus tools.

**Trust your gut.** If something feels off—even slightly—stop the interaction.

### My Previous Columns About Scams

(Read at [www.JimSmithColumns.com](http://www.JimSmithColumns.com))

- 4/4/26—Avoiding title theft/deed fraud
- 12/20/25—Online and email scamming
- 2/20/25—"Pig Butchering" romance scams
- 11/14/24—Vacant land scams
- 7/25/24—Home repair scams
- 11/23/23—Scamming is now an industry

## \$35K Price Reduction on Arvada Townhome



Originally listed at \$550,000, this 3-bed/3½-bath Wyndham Park townhome at 13527 W. 63rd Way is now priced to move and packed with smart features. Enjoy an open main level with vaulted ceilings, slab-granite kitchen counters, and a sunny dining room that flows to a large private patio. The finished basement lives like a third bedroom with egress windows and an ensuite 3/4 bathroom for guests or multigenerational living. With 3 bedrooms, 3½ baths, a loft, and 2-car garage, this home delivers space, convenience, and value in one unbeatable Arvada location. EV owners will appreciate the included Level 2 charger in the

garage. View a narrated video tour and interior photos at [www.GRElistings.com](http://www.GRElistings.com). **Open house this Sunday, from 11am to 1pm.** Or call **Jim Smith** at 303-525-1851 to request a showing.

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