

Prepare for Spring

1. Replace air filters once a month
2. Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer.
3. Check your roof to ensure there are no missing or damaged roof tiles or shingles. This is also a good time to ensure that the fascia and gutters have not been damaged by winter storms.
4. Repair all cracked, broken or uneven driveways and walks to help provide a level walking surface
5. Check your water heater for leaks. For gas water heaters, check that the venting is functioning properly.
6. Clean dust from all smoke and carbon monoxide alarms. This is also a good time to change the batteries.

This is an excellent time to build –

- ✓ Interest rates are low
- ✓ Cost of building materials are down
- ✓ Contractors are motivated
- ✓ Obtaining a permit is faster than ever



March 15th Seminar a Great Success!

The March 15th 2008 Building Seminar was a great success, being attended by approximately 5 couples considering construction of a new home. The seminar provided valuable information to anyone hoping to build a custom home. Speakers included Mark Gomm, architect for Mark Gomm Design, who described in detail the relationship between aesthetic form, space planning and discussed how a well designed home can influence the homeowner's state of mind. John Williams, mortgage broker with First Mortgage Strategy, reviewed the advantages of various types of loans available to the home buyer, explained the difference between a construction loan and the "take out" loan, and the trends in the loan market today. Carla Carlson, realtor with Lyon's Realty, dis-

cussed current trends in the home buying market. Some of these trends are expanded upon in this newsletter. Also discussed were the advantages of incorporating the talents of an interior designer in planning the interior elements of the home. It was noted that not only will the interior designer choose colors and materials to suite a specific mood or style but can assist in avoiding costly mistakes. For example, it is far easier and less expensive to make changes during the framing of a home than to tear out walls once they have been sheet rocked and painted. Larry Jennings of Jennings & Julien Construction expanded on this "team concept" of building explaining that a well designed home results in not only a place to reside but provides for good value for your investment. Incorporating the ideas of the architect, the contractor, the interior de-

signer and a real estate agent early, during the development of the home design and in choosing the right lot, will result in a well designed home with the potential for good resale value and with construction costs that reflect the home owner's budget.

For anyone who missed this seminar but feel the information provided would be of benefit, another seminar will be held September 20th 2008. Further information regarding this seminar will be provided in upcoming newsletters.



"Would it be possible for you to totally exaggerate how much it will cost and how long it will take, so we'll be pleasantly surprised at the end?"



You Are Invited
FREE SEMINAR
Saturday, September 20, 2008
2:00pm-5:00pm
followed by
Cocktails & Hors d'oeuvres

RSVP
Jennings & Julien
(916) 939-5323
Call for further details



*"Applying Team Strategies for
Unique Design & Exceptional Quality"*

899 Embarcadero Drive Suite #1
El Dorado Hills, CA 95762
Phone: (916) 939-5323
Fax: (916) 939-5368
Contractor's License No. 740836

Market Trends

Based on market data, we move every 5 to 7 years. Home builder beware, a primary driver in the marketability and value of a home is the floor plan and the amenities offered. Cost of building a poorly designed house is the same as building one with a good floor plan. To protect the future value of your home you will want to consider future building and design trends when designing your home.

✓ Technology is hot and any "smart" features that you design into your home will provide you with a return on your investment. Smart features include technology that integrates the control for lighting, heating, security and other systems re-

motely via your laptop or PDA.

✓ Open floor plans with a great room are popular and provide for easy living and entertaining. Cooks don't want to be isolated in the kitchen, and open floor plans make even smaller homes feel roomier. Include the outdoor living spaces with full kitchen and resort style backyard living in this entertainment area.

✓ Making homes more accessible for the elderly and disabled is one of the top future trends in home design. Since most people want to "age in place," making sure they can get around their home as they age will be increasingly important. One story properties are popular but if this

is not possible, an alternative is to design a home with the master suite on the main floor or the opportunity for the installation of an elevator, now or in the future.

✓ Bedroom suites which provide a walk in closet and private bath expand the flexibility of the floor plan to accommodate family members or guests. Include serene bathrooms with "souped-up" saunas, towel warmers and heated floors to bring the spa home. Laundry facilities on each floor provides for easy maintenance and eliminates the need to carry heavy loads of clothing up and down stairs.

✓ Consider using a wrought-iron fence rather than

wood. Wrought-iron fences portray a look of luxury.

✓ Workshops, hobby rooms and home offices to pursue leisure-time passions or maintain a home based business are popular as well as incorporating plenty of storage areas. The extra storage might be incorporated into a space that also serves as the laundry and mud rooms.

Jennings & Julien Construction and their design/construction team, can assist you in designing a home that satisfies all your needs and protects your investment. From inception to completion they will make the building process a rewarding experience.