



June 2008  
Volume 1, Issue 6



## Summer Care Tips

- Adjust the air conditioning vents to evenly cool a multi-level home. Partially close the vents on the lower level so more cool air is directed to the upper level.
- Drain your water heater to remove sediment
- Clean wood-burning fireplaces.
- Oil hinges and locks on exterior doors.
- Clean kitchen exhaust hood and air filter.
- Check all window and door locks for proper operation.
- Inspect air conditioning/furnace air filters for dust, and clean and replace as needed.
- Every other year check water hoses on your clothes washer, refrigerator, ice-maker and dishwasher for cracks and bubbles



## A Custom Home Builder you can Trust

The main dilemma for anyone wanting to build a custom home is to ensure that the building process is a positive experience and that the resulting home meets or exceeds their expectations. Jennings & Julien Construction is prepared to assist the client in attaining this goal.

Jennings & Julien Construction is one of the most reputable builders in the Sacramento/El Dorado Hills Region with over 90 custom homes built to date. Placing "customer satisfaction" as the company's primary goal, Larry Jennings, President and CEO, has invested over 30 years building trust and integrity with his clients. The company's commitment to delivering customer satisfaction through quality, value and craftsmanship, that exceeds its client's expectations, has been the key to its success.

How do you ensure the client has a positive building experience? To meet this goal Larry Jennings has developed a "team approach" to the building process, incorporating the client's ideas along with the talents of the architect, the interior designer and the subcontractors. First, it is important that a contractor understands the client's expectations and whether they are realistic for their anticipated needs and budget. Ideally involving the contractor in lot selection can ensure that the dream home is

suitable for the lot it is to be built on. However, many times clients will have already selected and purchased a lot prior to actually defining the style and design of a new home. Jennings & Julien Construction will evaluate your lot vis-à-vis your planned home design and provide recommendations for the building design which can amount to a significant savings in architectural design, civil engineering and construction costs that will result in more of the budget being available for a much larger or sumptuous home.

Jennings & Julien Construction believes that the initial phase of a well organized project starts with a review of a client's lot, their house plans and the development of the construction schedule. Any potential problems with lot topography and or obstacles to construction need to be addressed at this time. To review the client's wish list and example photos of the design features to be incorporated in the home, Jennings & Julien will schedule meetings with the client, architect and interior designer as the project progresses. Based on these meetings, drawings and detail plans will be generated for the client's review, approval and permitting. This process requires frequent communications between the team members and the client to insure the final product meets the client's needs and expectations. Since lack of communication can



*"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

**Build or Remodel, the decision is yours —**

**Let Jennings & Julien show you the best options**

**This is an excellent time  
to build or remodel**

- Interest rates are low
- Material and labor costs are down
- Contractors are motivated
- Obtaining a permit is faster than ever
- Lot cost are down

result in substantial changes, construction delays and cost overruns, Jennings & Julien Construction incorporates good management practices and open communication with the client. We hope that this hands-on approach contributes to a satisfied customer and building trust and credibility.

Another critical factor is coordination between the architect, interior designer and the contractor. Using a "team" approach can pay big dividends in achieving your goals for a dream home and the cost to build it. Jennings & Julien Construction can play a pivotal role providing innovative solutions throughout the course

of construction to keep each project within an affordable budget yet meeting or exceeding the client's expectations. We can make the difference between a client's satisfaction and frustration. Through careful planning and close supervision of the construction process Jennings & Julien helps keep the project on schedule and on budget.

A reputable contractor is only as good as the sub-contractors and craftsmen that work for him. Reliable, experienced subs in their respective trades are invaluable to attaining the quality demanded in a custom home. Their skills and craftsmanship are what make your custom home unique and special. Jennings & Julien Construction has developed long term relationships with the best sub-contractors in the region to insure a home is built to specification and the owner's complete satisfaction.

The final "proof of the pudding" is how Jennings & Julien Construction guarantees their work. Once the client moves into their dream home, they expect the windows and doors to open and close properly, appliances to work as expected, lights to switch on and off,

and that climate controls work efficiently. If they don't, Jennings & Julien feels that prompt attention to rectify any unforeseen problems is critical. We offer a comprehensive warranty program to ensure that the client's new home is structurally sound, meets the client's needs and expectations and is worry free.

Customer satisfaction through quality, value and craftsmanship is the determining factor that makes Jennings & Julien Construction one of the most reputable builders in this area. "Thirty Years of Customer Satisfaction and counting..."

**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**

*The Jennings & Julien Construction newsletter will now be distributed  
on a quarterly basis - next publication to be September 2008*