

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



REMEMBER RESALE WHEN BUILDING A HOME!

It is not unusual for clients to have blunders on with respect to resale value when designing their perfect home. We all think that this is the home in which we will spend the rest of our lives. But unexpected events occur, our needs change, and eventually the homeowner may find that it is time to move out of this perfect home. To avoid the pitfalls of trying to sell a poorly designed home, it is advisable to obtain as much input as possible before taking what is on paper and turning it into a real life house. We at Jennings & Julien Construction feel that a team comprised of the general contractor, the architect, the interior designer and the real estate agent is the best way to avoid a home that down the road is difficult to sell.

To protect the future value of your home you will want to consider building and design trends in designing your home.

Current trends in the buying market include these features:

1. Design an entry that is open and creates a welcoming environment. Open floor plans with a great room provide for easy living and entertaining.
2. Typically the people buying at the higher end of the market are middle aged or older and are anticipating not being able to navigate well up and down stairs. Limit the levels of the house to a single story or accommodate the older purchaser with installing or planning for the installation of an elevator.
3. At the higher price range the market wants a bath for each bedroom and a conveniently located powder room for guests. Outdoor living spaces with full kitchen provide a resort style backyard.
4. Cost of building a poorly designed house is the same as building one with a good floor plan and addresses the needs

of a modern family. Curb appeal and a well designed floor plan are extremely important. A well designed home with a good elevation will attract buyers to your home.

5. Design a home with as many "WOW" features as possible. Your WOW should start as you approach the entry door and continue as you progress through the home. For example, something as simple as looking through to the great room to an attractive view captured by a beautiful window can impress a potential buyer.

Jennings & Julien Construction's **FREE BUILDING SEMINAR** can provide you with information about building a well designed home that satisfies all your needs. From design to completion Jennings & Julien Construction will make the building process a rewarding experience.

Log on to www.jenningsandjulien.com for additional information and design trends.

You Are Invited
FREE SEMINAR
Saturday, March 15, 2008
2:00pm-5:00pm
followed by
Cocktails & Hors d'oeuvres

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