

BUYERS CHOICE GUIDE

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Building a new home is one of the largest decisions you will ever make. It is important to take your time and think through all the decisions carefully. Learn the building process so you will obtain the end results you want.

WHERE TO BEGIN

Speak with a lending institution to determine the amount of mortgage your budget will allow.

Choose where you want to build.

Whether you wish to build in an existing subdivision or in a quite country setting, there are many things to think about. Woodridge Homes typically has lots for sale, or can

help locate a specific type of lot you may be looking for.

Decide what style of house you want to build. In order to design the house you want, you need to have a clear idea of your needs, wants and styles. Remember that custom houses similar in size can vary greatly depending on what you decide to put in the house. Looking at home magazines can help by giving you visual ideas of things

design options.

Coming prepared to the initial plan design phase can save time and money in the plan development. Consider the following items and be prepared to discuss: 1) Site/lot location, including the topography of the land. 2) List of objectives. 3) Written list of basic needs, wants and dreams. 4) Overall budget. 5) Time frame for completion.

Once you provide us with the necessary components and style of your home, we will design an initial small scale drawing and floor plan for you to review before going forward with the full blue prints. Since we are a custom home builder, you are also welcome to hire another architect or choose a plan from one of our many plans books.



you may want to incorporate into your home. Woodridge Homes also has several books you can look at to get different

CHECK YOUR BUILDER'S WORKMANSHIP & REFERENCES

Make sure to look around and interview different builders. No two builders are alike. If you are not able to look at a model home or parade home to examine quality, ask for a list of references and check them out. Many times, homes may appear

lavish and decorative, but as you examine them closely you begin to notice workmanship that is less than par. Masking quality with style is an easy task because many people get caught off guard by noticing the physical attraction rather than

the attention to detail and workmanship. It's worth paying a little more up front than finding out what you bought needs to be repaired or replaced in a few years.

RESIDENTIAL EXTERIOR MATERIALS

Your home's exterior depends on your personal tastes and also its surrounding environment. The following is a list of exterior options with advantages and disadvantages of both.

Type of Material	Cost	Advantages	Disadvantages
Solid wood siding– cut from solid wood, siding planks can be rectangular, tapered or cut with a special profile by the mill.	\$\$\$	Traditional appearance; accepts stain or paint; versatile; strong; attractive.	Susceptible to rotting, splitting, mold, mildew & insect damage; expensive; high maintenance.
Vinyl siding– made of polyvinyl chloride and is manufactured with a wood-grain look.	\$	Inexpensive; many styles & colors; only requires periodic cleaning; durable & dent resistant; won't rot or flake.	Color may fade over time, especially darker or intense hues; locked into initial color choice.
Aluminum siding– made in long panels with baked-on enamel finish.	\$	No painting or maintenance required; doesn't rust; fireproof; closely resembles wood siding; good heat insulator; water proof	Can dent, scratch & rust; locked into initial color choice; can be difficult to repair or replace
Brick– may be solid traditional brick, brick veneer, or mortarless cement brick	\$\$- \$\$\$	Classic, traditional look; high protection from moisture; long lifespan; no painting required.	Very expensive, although mortarless cement brick and brick veneer make it more affordable; repairs to bricks & mortar require a
Stucco– similar to interior plaster, it is composed of sand, water & cement plastered to a wire mesh and may come with an acrylic	\$\$- \$\$\$	Classic look; may not require painting if stucco tinted to color homeowner chooses; waterproof; weatherproof; Do-It-Yourself repairs possible	Labor-intensive installation; prone to cracking that requires immediate caulking; expensive; permeable to water vapor, therefore lets moisture escape from walls.
Concrete Masonry Units– made from concrete and formed into 8" and 4" brick sizes with a variety of face textures and colors.	\$\$\$	Stylish; fits with any style home; long life-span; maintenance-free; color can be changed with stain; non-combustible; tornado protection; insulation from outside noises; lower insurance premiums; energy	Product newer to this area, some masons may not be familiar with installation. Expensive.
Stone– may be real or manufactured	\$\$\$	Classic traditional look; extremely durable; long life-span; low maintenance; increases value of home.	Natural stone is more expensive than manufactured stone and costs more to install.

\$ = Low Cost \$\$ = Moderate Cost \$\$\$ = High Cost

Source: Home Planner & Guide (homeplannerandguide.com)

WINDOW STYLES

Style	Description	Pros	Cons
 <p>Casement</p>	Hinged along the side so opens and closes vertically with a crank or lever. Screens are	Easy to open and close. Easy to clean inside and out from inside. Excellent seal against air leakage. 100% air flow.	People can bump into open windows that are placed near active exterior areas such as porches, decks, patios, and sidewalks. Screens must be removed to
 <p>Double Hung</p>	Two sashes or panes that slide up and down in stiles. Traditional styling.	Rarely warp or sag. Simple to open and close. Little air leakage. Many are easy to clean.	Hard to open and close if window is located behind furniture. Only 50% air flow. Some styles must be cleaned on the outside from the outside.
 <p>Awning</p>	Hinged similar to casement windows, but are hinged along the top so they swing out and up. Screens and storms are installed from inside.	Nearly 100% air flow– even during rain without letting in water. Can be placed high to provide natural light, ventilation, privacy and more wall space for furniture placement. Excellent seal against air leakage.	People can bump into open window when placed on porches, decks, patios and sidewalks. Sashes get dirty easier than other types because of their exposure.
 <p>Sliding</p>	Like a double-hung but laid on its side.	Rarely warp or sag. Easy to open and close. Very little air leakage. Easy to wash. Minimum amount of framing so very little obstruction of view.	Only 50% air flow. Lets rain in house easily. Hard to open and close if furniture is placed in front of windows.
 <p>Fixed</p>	Panes of glass mounted in frames that are installed directly into the wall. Cannot be opened/closed.	Most weather-tight available. Less expensive.	Provides no ventilation. Cannot be used as emergency exit.
 <p>Bay</p>	Three adjacent windows, two outside windows are angled. Center window is usually fixed picture window.	Add space and light to room. 180° view. Allows more light into room. Increased ventilation.	Not as energy efficient as other types of windows. Some cleaning will have to be done from the outside.
 <p>Bow</p>	Similar to the bay window. Windows are gently curved rather than angled.	Adds graceful lines to home's interior and exterior. Offers a 180° view. Allows more light into room. Increased ventilation.	Not as energy efficient as other types of windows. Some cleaning will have to be done from outside.
<p>Glass block</p>	Installed like concrete blocks. Blocks are hollow glass half-blocks fused together. Used in bathroom shower areas and exterior for inflow of light	When set in mortar they are airtight. Can add character to a room. Allows light to enter room while providing privacy.	Cannot be opened. Cannot be seen through. Cannot be used to escape in case of an emergency.

ROOFING MATERIALS

Type of Roof	Cost	Advantages	Disadvantages
Composition shingles	\$	Inexpensive; many colors & styles; widely available; easy to repair; appropriate for most homes.	15-30 year life span; subject to mildew & moss; environmentally unfriendly; scars easily in heat.
Wood shakes & shingles	\$\$\$	30-50 year life span if well-maintained; easy to repair or replace; natural look	Expensive; poor fire rating may raise insurance costs; high maintenance due to ten-
Metal	\$\$\$	Versatile; may resemble slate or cedar shakes; long life span; low maintenance; many colors; easy installation over existing roof; holds up well in wind, rain & hail; environmentally friendly.	Expensive; installation can be difficult; may need periodic painting; noisy in rain.
Slate	\$\$\$	Beautiful & distinctive; long life span; fireproof.	Heavy & may require roof reinforcement; labor intensive installation & therefore very expensive; tiles are fragile and require high maintenance.
Tile	\$\$\$	Fireproof; easy to maintain; distinctive look; durable if well-maintained; many colors & styles.	Expensive; heavy & therefore may require roof reinforcement; labor intensive installation; repairs can be difficult.

HOME COUNTERTOP CHOICES

Type	Cost	Pros	Cons	Tips
Laminate—plastic glued over wood product base, it comes in a variety of colors and patterns. New varieties are more appealing.	\$\$-\$	Easy to install. Simple maintenance. Edge treatments upgrade its look. Resists moisture and some stains.	Burns, scratches, some stains impossible to repair. Requires top-mount sink. (Some new varieties allow under mount sink). May delaminate or warp if exposed to moisture.	Seams less visible on patterned, dark-colored laminate. Save \$ by bypassing fancy edge treatments.
Ceramic Tile	\$\$\$\$	Extremely durable and versatile. Wide variety of colors, textures, prices. Custom look. Impervious to moisture, stains, heat.	Grout stains and must be resealed periodically. May break if something heavy drops on it. Corner chipping common.	Use inexpensive field tiles studied with more expensive tiles to reduce cost. Use colored grout to reduce staining.
Butcher Block — thin cuts of wood are glued together under high pressure to create a durable, classic-looking wood counter.	\$\$	Makes a great cutting surface. Resilient, so dropped dishes don't break as easily. Can refinish worn counters. Stubborn stains can be sanded away.	Must treat periodically with food-grade mineral oil. Can split or warp when too dry or wet. Stains. Should not cut meat on it due to bacteria contamination.	Choose a thick top (1-1/4 inches). Choose hardwoods such as maple or oak. Do not install next to sink without treating with marine-grade sealer, refrain from cutting on it.
Concrete	\$\$-\$ \$\$\$	Extremely durable and versatile. Integral sink possible. May be poured and colored to look like stone. Wide variety of natural colors available.	Must be poured by experienced concrete contractor (can be hard to find). Must be sealed and resealed periodically to maintain durability.	Personalize it with add-ins like stone chips or colors. Make sure floor can bear the load.
Stainless Steel	\$\$-\$ \$\$\$	Durable. Easily maintained. High-tech look with clean lines and metallic color.	Can be a cold look. Noisy. Can be easily scratched or dented. Easily watermarked. Labor intensive installation, especially for a seamless look.	Check out restaurant suppliers. Prefab designs are cheaper than custom.
Solid Surface— made from molded man-made materials. Examples: Corian and Meganite.	\$\$\$	Very versatile and durable. Get the look of stone without the headaches. Edges can be finished any way. Integral backsplashes, sink and/or drain board possible. Cuts, scratches and stains easily buffed out. Seam-	Dark colors show wear. Cannot put a hot pan on it. Do not chop on it. Expensive. Must be installed by professional.	To save money, look at solid surface laminates. Integral sink means no cracks to catch food or form mildew. Accessories can be coordinated with countertop.
Marble	\$\$\$	Classic look. Wonderful for making pastry, rolling dough. Adds luxurious feel to bath or kitchen.	Must be sealed periodically. Stains from chemicals, alcohol & acids may etch surface. Must be installed professionally. Special edges can add cost.	Clean with lint-free damp cloth or cleaner made especially for marble.
Granite	\$\$\$	Classic look melds well with almost any design. Variety of natural colors, patterns.	Expensive to buy and install. Cold & noisy. Unforgiving to dropped dishes.	May need to reinforce cabinets and subfloor to hold its substantial weight. Elaborate edges can prove very costly.

We are on the web!
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