



YOUR HOME

Live. Maintain. Enjoy

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Project Spotlight: Finished Basements

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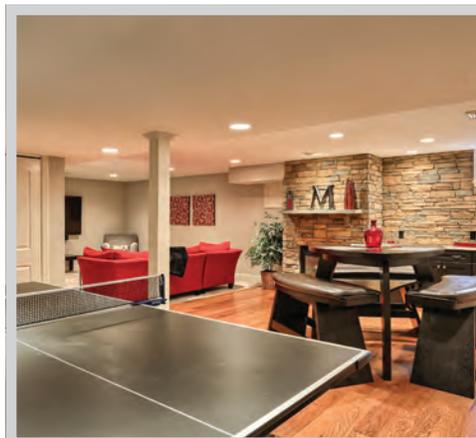
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Finished basements are a great way of increasing living space to your home without building an addition. Basement renovation projects give you your best value per square foot and add to the value of your home. A basement is a blank slate before renovating – you can do whatever you like regarding design, color, style – and it doesn't need to match the rest of the house. Let your imagination run wild! You can create a game room, entertaining space for parties, a theater room, kids' play room, a "man cave" – truly, the possibilities are endless. Take a look at these basements we've completed recently and let us help you get started thinking about the potential your basement has to offer.



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Considering Your Options for a Fireplace Surround

Cooler temperatures have arrived and with that, fireplace use will be kicking into high gear once again. Those people with fireplaces can enjoy a cozy atmosphere, have warmth when electricity is interrupted, cut energy costs and be eco-friendly. Those with wood-burning fireplaces can even heat their coffee or soup on the wood stove! Sixty percent of new homes now have some type of fireplace and that number is rising. If you don't currently have one, you may want to weigh the benefits and decide if a fireplace is a good fit for your home.

There are many different options to consider when installing a fireplace in your home – whether it's a new build or an existing home. There are gas units, wood burning units, blower options, remote options, decorative liners, and many different sizes and applications (see-through, three-sided, outdoor, etc.) Aside from the unit itself, there are also various options for what surrounds the fireplace. Many times this is what dictates the look and feel the fireplace will have in your home, more so than the unit itself. A quick run-down on the "anatomy" of a fireplace surround will help you when selecting a style and finish for your fireplace.

Starting from the bottom up, the HEARTH is essentially the "floor" of the fireplace and extends beyond the firebox and into the room. It can be flush with the floor or raised up off the floor. Slate, flagstone and brick are some favorite materials for a hearth.

The SURROUND is the area outside the fireplace unit itself on the wall. Popular materials for a surround are formed stone, brick, tile, granite and slate. The materials for the surround can extend the height of the mantle or be installed floor to ceiling for a more dramatic look.

The MANTLE is the shelf above the fireplace unit. The mantle can have "legs" or be a free standing shelf. A simple painted mantle with legs provides clean lines that will accompany most any style. A more rustic look can be achieved by using a piece of reclaimed lumber or old barn beam as a shelf mantle.

Check out the pictures of some of our favorite fireplace surrounds from a few recently completed projects.



PUMPKIN CHOCOLATE CHIP COOKIES

If you like pumpkin and you like chocolate, you'll love this fall treat!

INGREDIENTS:

2 c. white sugar
16 oz. canned pumpkin
2 sticks butter, softened
4 c. flour
2 t. baking soda
2 t. baking powder
2 ½ t. cinnamon
½ t. salt
1 bag chocolate chips

DIRECTIONS:

Beat sugar, pumpkin and butter. Add other ingredients (except chocolate chips) and mix well. Stir in chocolate chips with a spoon. Drop by teaspoon onto cookie sheet. Bake at 375 degrees for 8-10 minutes. Cool and ice with frosting.

FROSTING:

1 stick butter, softened
4 oz. cream cheese, softened
1 T. vanilla
10x sugar

Combine first three ingredients and mix well. Add 10x sugar until frosting is thick and easy to spread.



GREEN LIGHTING TIPS FOR YOUR HOME

As the days get darker, we turn the lights on earlier and leave them on more each day. Lighting accounts for about a quarter of all electricity consumed in the U.S. Here are some ways to lighten the energy load while keeping your home bright:

REPLACING LIGHT BULBS

Regular incandescent light bulbs are inefficient, with 90% of their energy going to generate heat, not light. Replace standard lamps with compact fluorescent (CFL) bulbs – they cost more per bulb but are far more efficient and last up to ten times longer. Over the life of one CFL, you can avoid replacing up to 13 incandescent bulbs and use 75% less energy. Visit www.energystar.gov for more information.

PHOTOCELLS

Photocells turn lights on and off in response to natural light levels – for example, on at dusk and off at dawn.

OCCUPANCY SENSORS

Occupancy sensors activate lights when you enter a room and turn them off after you leave. They are good for areas of infrequent use, such as storerooms.

DIMMERS

Dimmers reduce the wattage and output of light bulbs. They also significantly increase the life of incandescent bulbs.

VENTILATION FANS

Don't overuse kitchen and bathroom ventilation fans. Left on for too long, these fans can pull out much of your heated air.

CLEAN FIXTURES

Clean fixtures and lamps annually by wiping off the dust (make sure the bulb is cool first).

WALLS

Clean or repaint walls. Dirt on surfaces reduce the amount of light they reflect and make the room feel darker.

INCANDESCENT LIGHTS

Turn off incandescent lights when you're not using them, even if you're just leaving the room for a few minutes.

(Source: EarthShare, www.earthshare.org)



Meet the Metzler Team

Our team has a combined 193 years with Metzler Home Builders! This fact, combined with long standing relationships with many of our sub-contractors, enables us to deliver a quality product and superior customer service.

Back Row Left to Right: Dan Metzler (43 years), Skip Butler (27 years), Mike Trout (21 years), Barry Yoder (23 years). **Front Row Left to Right:** Janet Metzler (35 years), Jordan Metzler (5 years), Tim Zehr (28 years), Nancy Craul (11 years)

BUCK RUN ESTATES

Four large lots are available in beautiful Buck Run Estates. Located in Conestoga Township. This community is just minutes from Shenk's Ferry Wildflower Preserve and the Susquehanna River.

Private wooded lots ranging in size from 1.75 acres to 3.25 acres. Located in Penn Manor School District, these lots feature well and septic. Call us today at (717) 678-6302 for more information on these lovely home sites.



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