



YOUR HOME

Live. Maintain. Enjoy

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PROJECT SPOTLIGHT A Fabulous Facelift & Year-Round Sunroom



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Bris and Janet loved their home, but they were ready for a change to the home's exterior. Specifically, it had a screened-in porch which they wanted to make more usable. They found it to be too cold, too hot or too buggy to be used most of the year. In addition, the house was covered in old aluminum siding which needed replaced. They also wanted to remove the shutters but weren't sure how to make that change on an older home.

Having lived in Lancaster County most of their lives, Bris and Janet had seen and admired Metzler built homes for years. When they began looking for a builder to help them with their renovations, they didn't call Metzler's initially, since they thought they only did larger projects. But after meeting with several other builders and having trouble finding someone who would listen to what they wanted, they gave Metzler a call. Tim Zehr, our Additions and Renovations Advisor, scheduled a time to meet with them so he could listen to what they wanted. From there, everything started coming together.

Tim came up with a design that suited Bris and Janet perfectly. They were able to keep the look of a porch while incorporating the space into their home. They enjoy being able to use their new sunroom year-round, and love to relax, read or visit with friends and family in their new space.

The aluminum siding was replaced with vinyl siding. The shutters were removed and the windows were wrapped, giving the exterior a major facelift. Bris and Janet love the new look and are amazed at the difference in their home's appearance. They receive many compliments and even found a couple standing in their driveway recently matching paint colors! They admired the house so much that they wanted their home to look similar.

Bris and Janet worked with Tim on the design and with Project Manager Mike Trout who oversaw the construction. "We were pleased at how professional, yet down to earth they were. We enjoyed working with them, and we look forward to another project in the future!"



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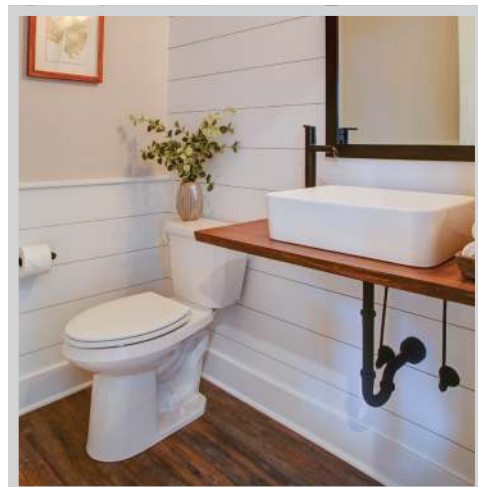
TRULY CUSTOM...

The term “custom home” is often loosely used, meaning a set style or floor plan with slightly different options or interchangeable features. The result ends up looking like many other “custom” homes. At Metzler Home Builders, we have a truly custom approach to your project. Your home should reflect your needs, your wants and your personality. We take your desires seriously, building you a home that is truly custom.



ATTENTION TO DETAIL...

We believe even the smallest details are important to a custom home project. Metzler Home Builders staff has decades of experience in the home building industry and understand the importance of the details that make a project complete. We take pride in our reputation for high quality and fine craftsmanship, built through years of personal service and attention to detail.



10 NEW YEARS RESOLUTIONS FOR HOMEOWNERS

Declutter

Start the year off right by cleaning out closets, organizing the garage, and getting rid of old stuff you don't need or use.

Make a (realistic) cleaning plan

We'd all love to be the kind of people who keep a spotless house day in and day out, but that's just not realistic. Sit down and plan out exactly how you plan to clean this year. Are you a weekend warrior? A one-room-per-night tidier? Make a cleaning plan you'll actually stick with.

Learn to clean those hard-to-clean things

You probably rarely clean your microfiber sofa, air conditioner filters, and window screens, right? Because who knows how? Walk through your house and make a list of anything you don't actually know how to clean, then look them all up at once and take notes. You will never have to put up with grime just because you don't know how to get rid of it.

Ban shoes from your house

You might think no-shoe households are for fussy fun haters. But the truth is shoes scratch up hardwood floors, get carpets dirty, and track in substances you probably don't want your family touching (like bacteria and pesticides.)

Go energy efficient

If you haven't already, you should put a little effort into becoming more energy efficient. Switch your incandescent light bulbs to LED, swap out any single pane windows for insulated ones, and refresh your ceiling insulation.

Check for minor issues

Some small nuisances can necessitate big repairs if they go unchecked. Make sure none of your plumbing is slowly leaking, look for evidence of termite or carpenter ant infestations, check for mold, and scope out any cracks in the foundation. These are all little things that could cost you a lot of money down the line.

Do a safety audit

You probably know that you're supposed to check your smoke alarms on January 1 every year, but the new year is a great time to do other safety checks as well. In addition to a smoke detector, you should install a carbon monoxide detector on every floor with a gas appliance or working fireplace. Check every electric cord for fraying – yes, every single one – and then recycle those fire hazards. Lastly, if you haven't already, test your home for radon.

Squeeze in extra mortgage payments

You probably think of your mortgage as a monthly payment, but you can pay more

frequently if you want. By putting a little extra aside here and there and squeezing in a few extra payments, you'll pay your house off faster and save on interest.

Don't forget the outdoors

Whether or not you're planning to sell your home anytime soon, putting a little work into your home's curb appeal will pay you back for a long time to come. Replace old fences, weed-filled lawns, and surfaces with chipped paint. Your home's value will increase and you'll love coming home even more.

Make a long-term repair budget

How old is your roof? What about your hot water heater? Sit down and make a list of anything that will eventually need to be repaired or replaced and figure out how much you'll need to budget for it. Even if your roof is supposed to last another 15 years, setting a small budget so you can start saving for those big upkeep costs will prevent nasty surprises.

In the same way that making personal New Year's resolutions can focus your attention back on what matters, taking the time to decide on some resolutions for your home will help you stay ahead of big repairs and expenses. It will also help you find the time to make maintaining a healthy, happy home a priority.

Source: www.firstoptiononline.com



Warmest Wishes for a Wonderful Christmas and the Happiest of New Years!

*Janet, Dan, Barry, Skip, Adam, Mike,
Tim, Jordan and Nancy*

And The Votes Are In...



We are honored to have been voted "Among the Best of Lancaster" in the Residential Builder/Remodeler category by the readers of Lancaster County Magazine. We were also voted a favorite in the LNP Readers' Choice Awards for 2019. Thank you to all who voted!



(Similar Home)

The Lakes
AT DONEGAL SPRINGS

NEW HOME FOR SALE

317 Musser Road, Mount Joy
Available March, 2020

- 2,035 square feet
- 3 bedrooms, 2 ½ baths
- First floor master suite
- Public water and sewer
- Donegal School District
- Beautiful lake borders property

