

YOUR HOME

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PROJECT SPOTLIGHT

VIBRANT RANCH HOME WITH A MAGNIFICENT VIEW



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Glenn and Maureen lived out of state, but they visited Lancaster County often over the years and grew to love the area. They dreamt of someday relocating to this area and retiring here. That dream came true in 2019 when they made the move and had a custom home built by Metzler Home Builders. When looking for a home in

Lancaster County, they had specific design ideas in mind, especially in regards to elderly parents and handicap accessibility. When they couldn't find that in an existing home, they opted to go the route of building a new home. This enabled them to design the flow of the home to meet their specific needs.

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Glenn and Maureen connected with a local realtor who helped find the perfect lot – one with beautiful farmland views for miles. The realtor also provided them a few options of builders to reach out to. After doing their research, they chose Metzler Home Builders. They loved the idea of working with a fourth-generation business, and one who would build exactly what they were looking for, not “a builder who modifies a handful of standard floor plans and calls it custom.”

From the beginning, Glenn and Maureen were appreciative of the time that Jordan Metzler, and his dad, Dan, spent with them, explaining everything in great detail and going to look at possible lots to determine the feasibility of building on them. “Janet Metzler walked us through the finishes and selection process, and was so helpful to work with. We felt like an extension of the Metzler family,” they said. Barry Yoder, their project manager, did an outstanding job of keeping them in the loop since they were still living four hours away at the time. He shared suggestions with them when decisions needed to be made and kept them up to date on the construction schedule for their new home.

The new homeowners are thrilled with the quality and workmanship of their

home. They were amazed to watch the Superior Wall foundation system be installed in just one day. The engineered trusses, 2x6 exterior walls and sprayed insulation with batting on top are just a few examples of the high-quality construction of their home. Glenn and Maureen are happy to be in a home that addresses future aging needs – from the extra wide doorways and hallways, to the indoor ramp in the garage that allows for ease of access for elderly family members, and is wheelchair ready if and when needed.

Maureen loves to cook, bake and entertain, so two islands in the spacious kitchen and a large pantry come in quite handy. Their ranch home features an open floor plan with lots of windows, and a spacious deck, both of which allow ample opportunities to take in those beautiful farmland views!

Glenn and Maureen conclude by saying “Simply said, Metzler Home Builders is the best of the best by far. We are so very happy with our home. They stand behind their work and were there to ensure we were happy with all the trades that they brought on to complete our home. We cannot say enough about the experience we had with them!”



STATE Of The INDUSTRY

By Jordan Metzler

The last two years have certainly brought about many changes in the way we all do life and business, and the residential construction industry is no exception!

Windows that normally took 2-3 weeks for us to receive after ordering suddenly took 14 weeks to arrive. Garage doors that we could typically get in a few weeks were at one point up to a six-month lead time! There is generally something new every few weeks that we learn we cannot get, or is now on an extended lead time.

There are many products, or certain colors or specific product lines, that simply aren't being manufactured right now. The supply chain issues have wreaked havoc on our projected timelines and schedules for our projects.

Aside from supply chain and product availability issues, the rising costs of building materials have priced some out of the market for a new home, and have made a challenging environment for us to deliver any sort of firm price to our customers. Lumber pricing is what has made most of the headlines, but interestingly enough, it is the

only building material that has had any kind of fluctuation in price. It has actually gone down at times. Virtually all other building materials have been on a continual escalation over the last two years. It is safe to say that our costs for building new homes is up approximately 30% in the two years since the beginning of the COVID-19 pandemic.

While these issues are certainly challenging, and we all have opinions on why or how it is all happening, we are still grateful for the amount of work that has been available to us. We are also grateful to have customers who are very understanding of the times we are in.

We, at Metzler Home Builders, have always prided ourselves on delivering a firm price and a firm project schedule, and it has been very difficult to adjust to these times where that is virtually impossible. We thank you for grace and understanding as we navigate the everchanging obstacles before us. We believe in the end, this will make us all better at what we do and in turn, we will be able to deliver an even better product and service to our customers.

HOMEOWNERSHIP TRIVIA

1. It's considered bad form to give a knife as a housewarming present. The superstitious believe it will turn the recipient into your enemy.
2. Historically, a red door has been a symbol of protection and refuge. In Scotland, however, it signifies that the home's owner has paid off the mortgage.
3. Only 30 percent of Americans have home security systems. If burglars notice an alarm, 60 percent said they would move on.
4. The most common street name in the U.S. is "Second." Oddly, "Third" comes in second place, and "First" is in third place. This just doesn't seem to add up!
5. Eighty-six percent of recent homebuyers financed their purchase, and the average amount financed was 88 percent.
6. The median size of a new home for the US in 2019 was 2,322 square feet, which is 522 square feet larger than 20 years ago. So much for the downsizing movement!
7. When you first enter your new house, bring bread so those in the home will never know hunger. Also take along a new broom – bringing an old broom into a new home is considered an invitation to bad luck.
8. Good news for those who are avoiding touching door handles due to the pandemic: Brass, copper, aluminum, iron and silver are essentially self-disinfecting materials. It's called the oligodynamic effect, and as an antimicrobial metal, brass leads the list of sanitizing materials.
9. When Americans move, we don't move very far. The median distance between the homes people purchased in 2019 and those they moved from was 15 miles.
10. The concept of a housewarming party began due to the need to literally warm up the house. Guests brought firewood for the new fireplace.
11. As interest rates on 30-year mortgages have dropped to historic lows, it's interesting to note that the high was established in October 1981. This is when rates hit an astronomical 18.45 percent.

Source: newamericanfunding.com



RED, WHITE AND BLUE TRIFLE

INGREDIENTS:

8 oz. cream cheese, at room temperature

½ c. granulated sugar

1 ½ c. heavy cream

1 t. vanilla extract

1 lb. pound cake (or angel food cake)

2 – 6 oz. containers
blueberries (about 2 cups)

2 – 6 oz. containers
blackberries (about 2 ½ cups)

1 ½ qt. strawberries, stems
removed, sliced

DIRECTIONS:

1. In the bowl of a stand mixer with a paddle attachment, combine the cream cheese and granulated sugar. Beat on medium-high for 1-2 minutes until smooth. Scrape the sides and bottom of the bowl. With the mixer on medium, slowly add the heavy cream and vanilla and mix until combined. Switch to the whisk attachment and whip at medium speed until soft peaks form and the mixture is easy to dollop.
2. In a large trifle dish (about 12-14 cups), place a single layer of cake cubes. Top with two-thirds of the blueberries and blackberries, then one-half of the whipped cream (about 2 cups), then two-thirds of the strawberries. Repeat the cake and cream layers once more, then decorate the top with the remaining berries. Serve immediately or make in advance and store for up to 24 hours in the refrigerator.

