

FROM OUR TEAM:



Certified Aging-In-Place Specialist
Homes For Living, Houses For Life.

Wayne Booze has recently completed a Certified Aging-in-Place Specialist (CAPS) designation program offered by the National Association of Home Builders. The program teaches the technical, business management, and customer service skills essential to competing in the fastest growing segment of the residential remodeling industry: home modifications for homeowners who opt for aging-in-place. The new designation adds to Wayne's other certifications: Certified Kitchen and Bath Remodeler (CKBR) and Certified Graduate Remodeler (CGR) from NARI and NAHB, respectively.

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Please join us on Oct. 14-15 at 2606 Witton Turn, Midlothian as we host a home in the Parade of Homes. We would love a chance to show you this great project.

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DesignLine Remodelers is one of several corporate sponsors for the 2nd Jake's Reindeer Race scheduled for Sunday, December 3, 2006. The 5k Run/Walk and 1k Family Fun Walk at Innsbrook Corporate Park is to raise funds to fight childhood cancers.

Jake's Reindeer Race was created by the parents of a 5-year-old little boy who was diagnosed with leiomyosarcoma of the foot. As a result of his rare cancer, Jake (now age 7) has endured countless painful medical tests, eight surgeries, and ongoing pain. With the help of a generous Richmond community, the Inaugural Jake's Reindeer Race brought in more than 1,500 participants and raised more than \$72,000. For more information, please visit jakesreindeerrace.com.



Parade of Homes: October 14-15

Moms and dads need a special place, a place without a toy box, a place clearly designed and appointed for them. What better than to take an area of the home and configure it specifically with them in mind? With the design expertise of Wayne Booze, this family has done just that and more.

Beginning with basic cement block walls and exposed ceiling joists, this basement was turned into a very special space with a new bath suite, a magnificent wet bar with plenty of storage, a seating area in front of a fireplace, and a screened-in porch for bug-free enjoyment of the luxurious hot tub.

Tomorrow's bath suite today

A 42" glass and ceramic tile shower is nothing to sneeze at, but add a new Kohler fixed showerhead and monitor . . . now you're talking luxury. The HiFlow Rite® temperature and pressure balancing valve and monitor brings a whole new dimension to taking a shower by allowing a bather to precisely control the water temperature within a range of three degrees. The pedestal sink, also by Kohler,

is from the Ironworks series, as is the toilet. Lighting is provided by decorative sconces and the exhaust fan is on a timer. Clever! No fan noises in the middle of the night!

When a fireplace isn't just a fireplace

A Kingman Direct Vent Gas Fireplace with a B vent system (a pipe within a pipe, where the inside pipe is for exhaust while the outer annular area brings in outside air for combustion) was placed in the sitting area where its warming effect and charm are shared throughout the room. The unique unit vents horizontally and was installed in an alcove at the end of the room. A beautiful floor to ceiling stone surround completed the installation. The dual burner system provides a realistic flame pattern while securing the family's safety with an electronically monitored 100% gas shut off.

...and then the bar...

An "L" shaped bar with a "Verde Butterfly" granite top complements the Yorktowne Gold series Kingfield Cherry cabinets with Ebony glazing. The same granite is used as tiles in the back splash

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area along the bar and between the countertop and wall cabinets, which frame a full height bar top-to-ceiling mirror with two glass shelves across its face. A wine cooler, refrigerator, ice maker, microwave and dishwasher round out the bar accoutrements. The bar sink is replete with a full-service disposal unit and the undercounter cabinets provide more than ample storage.

With the fireplace, seating area and bar, the lighting had to be carefully considered. Twenty-eight separate 6" recessed lights were installed throughout the area. These are complemented by two 4" directional recessed lights installed to show-off the fireplace. Two halogen puck lights above the bar mirror, as well as cabinet lights, complete the lighting installation.

Let's just relax

A final touch, a flat screen plasma TV with full surround sound, allows for great Monday night football enjoyment. The recessed area adjacent to the wine cooler houses a regulation dartboard served by a 12" x 36" granite strip table top of Verde Butterfly set at a 42" height to keep the competition focused. The existing first floor deck received a new walkable Duradeck covering which also provides protection for the underside of the deck, which was converted into a screen porch to house a new hot tub.

"We like these kinds of projects," Wayne Booze said. "They make us stretch our creativity, introduce us to new products, and most of all, they give us the opportunity to give our clients something very special."

When turning a basement area into a special place, it pays to have the experience and craftsmanship provided by the professionals at DesignLine Remodelers. They take the time to design and construct a retreat that will be enjoyed by family and friends for years to come.

Visit this home during the Parade of Homes on Oct. 14-15.



**2006 PARADE OF HOMES Oct. 14-15, 11:00 am - 5:00 pm
2606 Witton Turn, Midlothian**

Directions from 288: Take the Huguenot Trail/Robious Rd Exit; turn right onto Winterfield Rd; turn right onto Leaffield Dr; turn right onto Aylesford Drive; turn right onto Bolton Castle Dr; turn left onto Lander Rd; turn right onto Witton Turn.

Outdoor living extends to year 'round

Humans have had a love affair with outdoor cooking and entertaining since caveman days, but the first watershed event in outdoor cooking didn't come along until just after World War II when George Stephen invented the original Weber grill in 1952. In recent years, that enjoyment has been extended far beyond the kettle barbeque and summer months.

According to the Hearth, Patio and Barbecue Association (HPBA, hpba.org), the outdoor lifestyle industry is up 5.5% since 2002. A survey of new home builders shows that a patio or deck is one of the top three features most requested by new home buyers. Homeowners are building stone patios with outdoor kitchens complete with large, permanently installed grills, refrigerators and work areas; installing luxurious outdoor fireplaces or fire pits to extend the season; and adding beautiful outdoor lighting to extend the evening. Weatherproof sound systems and television also add to the ambience.

According to the US Census Bureau, Americans spent \$150 billion on home remodeling in 2005 and one third of that went to outdoor living areas.

"It's like adding a large addition to a home," said Wayne Booze of DesignLine, Inc. "By creating a well-planned outdoor space, a home's footprint increases dramatically."

"Homeowners love the idea of expanding their home to their outside space," said Wayne. "They want to enjoy the outdoors, but even more importantly, they recognize the investment value. When outdoor living is in the top three features sought by new home buyers, it is a valuable addition to a home. So, by investing in the outdoor space, they get to enjoy an improved lifestyle, and when it is time to move, have a much more valuable piece of property to sell. It's a win-win situation."

"When an outdoor space is being planned, a professional will consider the architectural style of the



house. A homeowner isn't going to be happy if they have a clash of styles between the exterior of the home and the outdoor space. It's important that the space doesn't look like an after-thought, but rather that it blends into the home's existing style," Wayne explained. "Weather and the environment also come into play. Wind velocity, sun direction and shade, weather conditions in all seasons—these all have to be considered when designing the space."

Because most outdoor living spaces involve plumbing, electrical, and gas, local building and fire safety codes become critical.

"If the project involves a natural gas grill, a sink, lighting and electrical outlets, work to extend the gas, water and waste lines may be required," Wayne explained. "It's definitely more than a do-it-yourself type of project."

DesignLine is in the business of fulfilling dreams. If you have an outdoor project in mind, or are considering making an outdoor project part of a remodel, call Wayne first. He'll help you get it right the first time—just in time to enjoy an extended late summer season!

To renovate or not? Q&A from a mortgage consultant

Richard Day, renovation mortgage consultant, offers food for thought when considering whether to renovate or not.

Q: What is market equity?

A: The difference between the amount owed on a property and its value. If you buy a house for \$25,000 and put \$50,000 worth of improvements into it, and it then appraises for \$100,000, you have \$25,000 worth of market equity. This is much more likely to occur if you buy and renovate a property, especially when you can buy a not-so-perfect house below market price. Any equity gain from home ownership can be used to step up to a bigger house, without necessarily incurring a larger mortgage and monthly payment.

Q: What is historic preservation?

A: Recapturing, salvaging and improving homes in older, historic neighborhoods. This has become of increasing interest to home buyers, civic leaders, contractors and historians. Old historic neighborhoods bear the city's identity. Cities, like people, have personalities and one of their characteristics are its neighborhoods. The history, beauty and strength of areas that have existed for decades—even centuries—is significant. By preserving a neighborhood, one home at time through renovation, a homeowner is contributing not only to the common good of the community, but also to his or her own enjoyment of living in a more diverse and richer environment, not to mention the investment in an historical property.

Q: What are historic tax credits?

A: Money you can apply to your state tax bill when you spend a certain amount toward improving a home in an historic district. If you live in a neighborhood designated as historic on the National Register, by the state, or locally by your city architectural review board, and you spend a certain amount improving your home, a portion of the cost can be claimed as tax credits, applied to your annual state tax bill. Caution: do not start any renovation until you have applied for and been approved by the Virginia Department of Historic Resources for the credits.

Q: What is a tax abatement program?

A: A reduction in your annual real estate tax bill from a tax abatement you earn due to improvements to your home. Every city and county charges tax on real estate. Most borrowers pay 1/12th of the bill each month through their mortgage payment. The more your property is worth, the higher your annual tax bill. The tax abatement allows you to deduct the amount of the awarded abatement from your annual assessed value. Therefore, you do not pay the full assessed real estate taxes, which can result in potentially thousands of dollars saved over the term of the abatement. In most cases, the abatement is transferable to a new owner.

To reach Richard Day, call: 804-763-5100 x 5131

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