
Wheatland's Home Journal

Volume 14 Issue 1

(717) 560-3400

First Quarter 2007

Thinking Renovation or Addition?

Winter waited a long time to appear in central Pennsylvania this year, and now that it's here and we're confined to the indoors by wintry weather, it seems like the perfect time to think about the changes that would make our homes more comfortable.

If you purchased your home in the last few years, you may think it's too soon to consider additional work, but some owners build with future expansion in mind and others add or modify to adjust to life's changing circumstances.



California Ranch Update - the facade of a California ranch overlooking the Conestoga River, was updated with a new covered entry at the front door, a dining room/sunroom addition that included a side porch/mudroom entry and also a two-sided deck to enjoy the river view.



This past year's projects included a wide variety in scale and budget. We did everything from the smallest space to quite a large one. Some examples include:

Master Bath Revamp included an added garden window, a new soaking tub, a tile shower with body sprays and steam tower, and redesign of the dressing area.

In-Law Quarters - a full single story 'in law quarters' addition of over 2,000 SF, is providing private living space to a daughters home for parent accommodations.



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Tour Wheatland Homes



East Pennsboro Township \$334,900

Features: 3 Bedrooms, 3 Baths, Stone and Vinyl "Old World" Exterior, Family Room with Fireplace, First Floor Den, Luxurious Master Suite, 2,289 Square Feet, Available for March Settlement

Directions: Route 81N to Wertzville Road Exit, Left on Valley Road, Right on Salt Road, Right on Maplewood Drive, Left on Redwood, Left on Larch, House on Left

Marketed by: Coldwell Banker HomeSale Services Group
Sue Shienvold (717) 657-8700



East Pennsboro Township \$339,900

Features: 4 Bedrooms, 2 1/2 Baths, Covered Entry, Maple Kitchen with Island Breakfast Bar, Deluxe Master Suite, Basement Egress Window, 2,321 Square Feet, Available for Late March Settlement

Directions: Route 81 North to Wertzville Road Exit, Left on Valley Road, Right on Salt Road, Right on Maplewood Drive, Left on Redwood, Left on Larch, House on Left

Marketed by: Coldwell Banker HomeSale Services Group
Sue Shienvold (717) 657-8700



Carroll Township \$444,900

Features: 4 Bedrooms, 2 1/2 Baths, 2 Story, Stone, Stucco, and Vinyl Exterior, Maple Kitchen with Solid Surface Counters, 2,867 Square Feet, Available Immediately

Directions: Route 15 South, Left on Carroll Drive, Left at "T", Right on Al-Pat Drive, Left on Jennifer Lane, House on Right

Marketed by: Howard Hanna Real Estate
Hillary or Royal (717) 761-1910



Providence Township \$324,900 JUST REDUCED!

Features: 4 Bedrooms, 2 1/2 Baths, 2 Car Garage with Additional Storage, Brick and Vinyl Colonial, Gas Fireplace, One Acre Lot with Well and Septic, 2,468 Square Feet, Available Immediately

Directions: Route 272 South from Lancaster, Go Approximately 3 Miles and Go Through Railroad Underpass, Pass Miller Road on Right, Property is 1/4 Mile on the Right

Marketed by: Town & Country Real Estate
Randy Hess (717) 299-4885

Tour Wheatland Homes

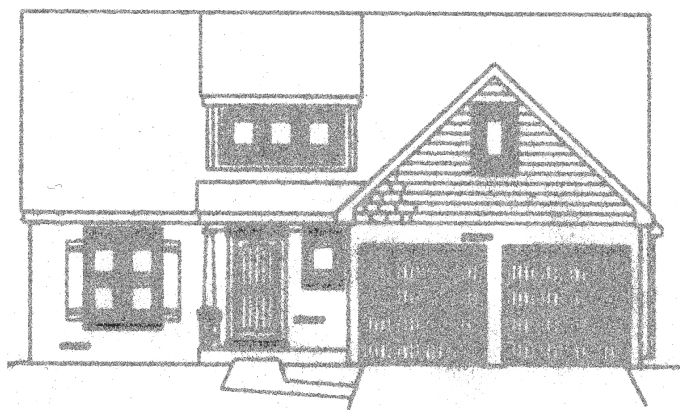


Penn Township \$499,900

Features: 4 Bedrooms, 2 1/2 Baths, Unique "Old World" Finishes, Planning Area, Luxury Master Suite, Family Room with Raised Hearth Arched Fireplace, Daylight Window in Basement for Future Finishing, 2,890 Square Feet, Ready Now

Directions: North on Route 72 from Lancaster, Left on Sunhill Road, Lot on Left at Intersection of Junction and Mill Roads

Marketed by: ReMax Associates
Kate Duke (717) 569-2222 or (717) 283-7688



Bethel Township Priced from the \$270,000s

Features: 3 Bedrooms, 2 1/2 Baths, First Floor Master Suite, Old World Architectural Details, Morning Room Off the Breakfast Area, Poured Foundation with Egress Window, 2,054 Square Feet

Directions: Route 72 North through Lebanon, Right on Route 343, Turn Left at Traffic Light Continuing on Route 343, Turn Left at Traffic Light in Fredericksburg on Main Street, Entrance on Left

Marketed by: ReMax Delta Group
Lois Graham (717) 503-8700



East Lampeter Township \$474,900 GREAT BUY!

Features: 4 Bedrooms, 2 1/2 Baths, 2 Car Garage, Gas Fireplace Generous Master Suite with Whirlpool and Tile Surround, 9' Poured Concrete Foundation, 3,093 Square Feet, Ready Now

Directions: Route 340 East, Right on Route 896, Left on Siegrist Road, Left on Bonneville, Home on Left at Corner

Marketed by: Town & Country Realty
Don Herr (717) 299-4885



Monroe Township \$499,900

Features: Stone/Stucco/Vinyl Exterior, 4 Bedrooms, 2 1/2 Baths, 3 Car Garage, Raised Panel Maple Kitchen with Solid Surface Counters, Beamed Ceilings, 3,182 Square Feet, Ready Now

Directions: Route 74 Toward Carlisle, Left at Y on Creek Road, Left on Kuhn Road, Right on Dogwood Road, Left on Kuhn Road, Right on Cur-Lee Lane, House on Left

Marketed by: Howard Hanna Real Estate
Hillary Bitting (717) 761-1910 or
Harry Hasting (717) 652-7260

McCormick Crossing



Whenever the last construction is completed in a community, there is a sense of pride and satisfaction, of course. But with the completion of McCormick Crossing in the fall of 2006, it was a bittersweet ending for all of us at Wheatland. Over the last seven years we have forged many relationships and made some wonderful friends.

Considering the size of the lots and the fact the homes aren't close together, there is an amazing sense of community. The neighborly atmosphere is alive and well there and many join together to socialize and also to be supportive in times of need. There are no awards for those kinds of communities, but we're proud to have been a part of such a lovely neighborhood just the same.



Parade of Homes



Mark Your Calendar!

June 16th through 24th

Weekdays 5:00 to 8:00 PM

Weekends 1:00 to 7:00 PM

Wheatland will be Featuring an Exciting New Model at Foxwood Glen in Fredericksburg Bethel Township, Lebanon County Northern Lebanon School District

Avoiding Problems with Proper Septic Care

Builders in many parts of Pennsylvania install septic systems for on-site sewage treatment in areas where municipal sewage systems are unavailable. Analysts predict that these installations may become even more common in response to limits on municipal sewage systems stipulated by the Chesapeake Bay Tributary Strategy. Builders can help new homeowners protect the environment and keep their sewage treatment system operating properly by offering them a few tips. Builders need to make sure their customers understand where their septic tank, diversion box and soil absorption systems are located. Homeowners moving into homes that aren't landscaped need to be aware that they should not plant trees or shrubs over or close to the septic system. When the roots of trees or shrubs grow, they may disrupt the system or crack the tanks. They also should not put additional soil fill over the soil absorption system area. Increasing the depth of soil over the leach field limits the infiltration of air into the soil needed by the microorganisms to interact with wastewater.

Knowing the location of all parts of the system can also help homeowners build decks, pools, garages or sheds away from the soil absorption system area. Construction activity can compact the soil, and the structures limit access to the leach field for maintenance. Builders should let their clients know that nothing needs to be done to jump start a septic tank.

Once homeowners start contributing waste to the tank, the bacteria in that waste will start decomposing the materials. It is a myth that chemicals, or products such as yeast, should be placed into a new tank after it is installed.

Above all else, homeowners must understand the need to have their septic tanks pumped. The solid matter and scum that septic tanks accumulate should be pumped every three to five years. The frequency of pumping depends upon tank size and household size. Larger households, generally require more frequent pumpings, (every one to two years). For more information on the recommended frequency of

pumpings, homeowners can contact their local agency (normally their local township) sewage enforcement officer or the Pa. Dept. of Environmental Protection.

Builders can also offer their clients the following tips for maintaining their septic tanks:

- Conserve water and reduce the waste that flows into the septic tank. Septic systems collect wastewater from sources such as sinks and bathtubs. Reducing waste flow can be done in several ways, including only using the washing machine or dishwasher when fully loaded and using the garbage disposal sparingly.
- Never put chemicals in the septic system. Although chemicals and additives are sold in stores, it is not true that chemicals can be placed in the system in place of pumping it.
- Do not use the toilet to dispose of bulky, slowly decomposing wastes. This includes items such as sanitary napkins, paper towels, plastics, eggshells, or coffee grounds because they can clog the system.
- Do not allow products to go down household drains that could kill the bacteria that is needed to decompose the waste in the septic system. These substances include oils and grease, gasoline, antifreeze, varnishes, paints, solvents and pesticides. Potentially damaging cleaning products include harsh drain and toilet bowl cleaners, laundry detergents that contain elements that make it create more suds than the average detergent and bleach.
- Inspect the septic tank, pipes and drainage field annually.
- Maintain accurate records of the septic system (design, installation, location, inspections, when it is pumped, malfunctions and repairs).

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Renovation or Addition ... continued from page 1

Master Suite addition - One of our most popular additions seems to be to add a master suite over the garage. This one was a little more unique in that it had an added facet of tying another two story addition on the back of the house with the upstairs project. The master suite and the upstairs media room addition were both accessed through an upstairs gallery/library area. The first floor of the media room became a sunroom with access to the pool area. In addition, we updated the façade of this 20 year old home with new roofing, siding, shutters and lighting fixtures.

Whole house makeover - This 3 year old home had been treated very badly and required major reworking from re-stuccoing the exterior, to replacing all the master bath fixtures and rebuilding the tile shower, replacing trim, repainting and installing new flooring materials in the rest of the home. It wasn't "Extreme" makeover, but it was close.

Coming soon - Starting shortly are a first floor master suite addition to a recently purchased rural home. Also to begin shortly is the obviously popular master suite addition over the garage. This truly is one of the most reasonable ways to gain additional living space if you want to stay in your neighborhood!



Wheatland Custom Homes is featured in one of the articles in the premier edition of R & A (Renovations and Additions) Magazine coming out this week in central PA. This new periodical concentrates completely on the remodeling industry in our area and is full of helpful tips and information if you're contemplating a renovation or addition.

Proper Septic Care ... continued from page 5

- Prevent run-off from downspouts, sump pumps, and paved surfaces from getting into the septic system. Keep heavy vehicles, equipment and livestock away from the septic system.

Failing to properly maintain a septic system can contaminate surface and groundwater, causing various health problems and spreading disease. It can create a mess and cause foul odors when raw sewage surfaces or backs up into the home.

Builders can also share with homeowners tips on how to determine that their septic system may need some attention. Some repairs to septic tanks can be done from the outside, but if not, homeowners should never enter a septic tank, as they contain deadly toxic gasses. It may be best for homeowners to contact a professional if they notice these problems:

- Toilet runs sluggishly.
- Sewer odors in the house and or drinking water
- Illness, often to household visitors

- Sponginess around septic tank, distribution box, or dosing tank and absorption area
- Dosing pump runs constantly or not at all
- Dosing tank alarm light is lit

Maintaining a septic system will prevent many malfunctions from occurring. Back-ups into a home can be caused when the soil gets clogs of sewage solids from a septic tank that has not been maintained. Once the sewage backs up, the damage is already done - fixing the problem is not just a matter of pumping the tank. Septic systems can last 20-30 years if well maintained.

For additional information on maintenance tips, search the Pennsylvania DEP website, www.dep.state.pa.us.

Excerpted and Paraphrased from an article written by Nikki Brand
Keystone Builder (Jan./Feb. '06)
Published by Pennsylvania Builders Association

Caught in the Web

A good customer is an educated customer, which is why PBA members should direct current and potential customers to the consumer-oriented section of PBA's website, www.pabuilders.org.

Some of our customers are sure to be tech savvy and information hungry - they want their information easy to access and at their fingertips. The PBA consumer section of the web site answers customer's questions and fulfills their needs, and the information provided in this section could not only make us look more appealing to potential customers, but also can create better working relationships with customers during the building process.

The consumer section is one of the most accessed areas of the site and can be found by going to www.pabuilders.org and clicking on the "Consumers" link on the left side of the main page. The site is divided into six sections: the homebuyers' guide, information for the homeowner, online mortgage center, how to hire a reputable contractor, find your local builders association and request a brochure.

The **homebuyers' guide section** offers consumers valuable information and a virtual roadmap for building or buying their new home. This section not only explains Pennsylvania's Uniform Construction Code, but also offers information categorized by the following headers: building a home, buying an existing home, a

guide to closing costs and moving tips. Consumers can take a closer look at costs associated with purchasing a home, advice on building a dream home, what to look for in a builder, environmentally friendly building trends, tips on finding the perfect home, a homebuyers' dictionary of terms, closing advice and moving tips.

Information for the homeowner is a great tool for all homeowners. This section offers advice and answers questions on remodeling a home, information about mold, seasonal maintenance tips for your home and environmental tips about energy conservation in the home.

The **online mortgage center** is the perfect place to clear up confusion on the complicated mortgage process. Consumers can use the mortgage calculator, and the site includes a list of mortgage terminology as well as a breakdown of the different types of mortgages.

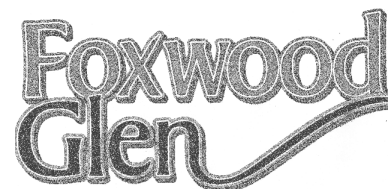
Consumers may use the links to local associations to get a referral for a builder or remodeling contractor. Another link allows them to request a copy of PBA's brochure with tips on finding a reputable contractor.

Excerpted and Paraphrased
from an article written by Jennifer McDermitt
Keystone Builder (Jan./Feb. '06)
Published by Pennsylvania Builders Association

A New Community to Check Out

Foxwood Glen is a small new community of 28 lots located on the outskirts of Fredericksburg in Lebanon County. Almost within sight of Northern Lebanon schools, it's a great location. Close to Route 22, it provides easy commuter access to those working in Harrisburg, Reading or Allentown. Most lots are 1/3-1/2 acre. A few lots of 1.5 +/- acres are available. This neighborhood is expected to draw a blend of lifestyles from families to singles to empty nesters, and the house plans include traditional two story homes, plans with first floor masters, as well as the ever popular

ranch plan. Packages run from the \$270,000's and include fireplaces, deluxe appliances, exterior masonry features, foyer hardwood, deluxe baths included in most homes, garage door openers, and two-tone paint. The street is nearing completion and construction on our model home begins this month. Call today for more information.

The logo for Foxwood Glen features the word "Foxwood" in a large, bold, serif font, with "Glen" in a smaller, similar font below it. A decorative swoosh underline is positioned beneath the word "Glen".

Wheatland Rewards

Have YOU Made Any Money Yet?

You bring us a homebuyer for one of our spec homes or a custom home, or a custom addition, and we'll give you a reward! All you have to do is fill in the coupon below with your name, and the potential customer's name, and when their project either settles (for a spec home), or begins construction (for a custom home or addition), we'll send you a reward!

\$1,000 Reward for a Spec Home
\$500 for a Custom Build Project or Large Scale Addition

_____ Name of Referral Customer or Subcontractor or Supplier
_____ Name of Future Customer you are referring
_____ Area or Community of interest

Our apologies, but by law, realtors cannot participate in this promotion.
Offer Expires 6/30/07

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