

J&A on the **LEVEL**

Volume 1 Issue 2



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Announcements

- **REMINDER:** We have a new mailing address, please make this change in your records: 2388 State Road 35, P.O. Box 73 Osceola, WI 54020
- We received a 2007 Spring St. Croix Valley Tour of Homes Premier Home Award – read the article below!

Be sure to check back for updated information.

Notes from Jesse

Where has the summer gone, Labor Day is just around the corner. It seems like yesterday I had the plow on the pick up removing snow from job sites. I hope all of you have had time to enjoy this past year and do some fun things.

I am proud to tell you that J & A Custom Homes, Inc. won the St. Croix Valley Home Builders Association “Premier Home Award” for our price range. This is an award given out each year and is based upon the Spring Tour of Homes entries. The award is based upon the homes features, price, functionality, traffic flow, curb appeal, Etc. A copy of the press release is in this issue of On the Level.

Believe it or not it is still a good time to build. Materials are still steady and with the housing slow down we are seeing great pricing from suppliers including sub contractors.

Please don't forget our referral program for 2007, if you know of someone building please give them our name and number. It can't hurt and you will receive a great gift, you can find more details on that program in this issue as well. Also, please forward this newsletter to anyone who may be interested in seeing it or subscribing to it. To subscribe, you just need to contact us at our office via phone, e-mail or go to www.jandacustomhomes.com and subscribe on the home page.

In closing, I want to once again thank all past, present and future customers for another good year and look forward to many more years.

Regards,

Jesse Smith
Owner
J & A Custom Homes

Lots & More

- ☞ Timber Ridge
235th Street, Dresser, WI 54009
 - Lot 11: \$28,900
1.01 Acre

- ☞ Silver Ridge
Garfield Street, Dresser, WI 54009
 - Lot 27: \$29,900
93 x 157 x 50 x 173

- ☞ Farmington Hills
241st Street, Osceola, WI 54020
 - Lot 1: \$44,900
2.01 Acres
 - Lot 4: \$49,900
2.16 Acres



- ☞ 2007 Model Home
\$244,900
286 241st Street, Osceola, WI 54020
 - 1233 finished sq. ft.
 - Lot 3 Farmington Hills – 2.03 acres
 - 3 bedrooms, 2 bathrooms, 3 car garage and a walkout basement
 - Hardwood floors in kitchen, Dining room living room. Carpet in the hallway and bedrooms. Tile in the bathrooms.
 - Cherry cabinets and solid oak craftsman style doors and trim

Call for a brochure!

Rental Information

J&A is proud to announce that we will have rental property available in August 2007.

We built a 4-plex in the Village of Osceola. Each unit has 2 bedrooms and 1 bath.

At this time, 1 unit is open. Call for details!

If you would like more information, please feel free to give us a call @ 715-755-4856 or send an email to info@jandacustomhomes.com

2007 Referral Program

*Receive His & Her Gift Certificates
For referring someone to J&A Custom Homes
When they build their new home*

Here is what you do: call us with their name and address and we'll send out our information packet; when they sign a construction agreement to build with J & A Custom Homes, we will send you your gift. The other option is to have them contact us, but you still need to let us know you referred them to claim your gift. Pretty simple!

Tidbits

Tips for choosing a Reputable Contractor

- **Does the contractor have a permanent business location?**
- **What local suppliers and bankers does the contractor use? Call these companies for references.**
- **How long has the contractor been in business?**
- **How much experience does the contractor have with jobs similar to yours?**
- **Is the contractor a member of a trade association?**
Membership in the builders association, for example, is an indication of the contractor's interest in keeping up with the latest information about building industry technology, products and building materials
- **Does the contractor have a record of complaints on file with the Office of Consumer Protection?**
Look in the phone book for your local Consumer Protection Agency. By providing the company name and address, a phone call will provide information about complaints filed in the last four years that were justified by Consumer Protection.
- **Will the contractor provide names, addresses and phone numbers of past customers? Call these for references.**
Ask the references about the contractor's timeliness in completing the work, the quality of work, response time when follow-up calls are needed, and the contractor's manner in dealing with customers. Ask if they would hire the same contractor again. Also, be wary of a contractor that offers only out-of-town references.
- **Will the contractor allow you to see other projects the company has done, both completed and in progress?**
If you choose to include the step of inspecting other projects, check for quality of workmanship and materials, or take someone with you if you are not personally knowledgeable in this area.
- **Is the company sufficiently insured and/or certified?**
Check the contractor's name with the State of Wisconsin Department of Commerce, Division of Safety and Buildings, 608-266-3151, to see if the appropriate certification is on file.
- **Will the contractor provide you with a complete and clearly written contract?**
A contract benefits both parties. Review it carefully! In addition, get a lien waiver from the contractor before you pay. This is proof that all the materials and labor have been paid for.
- **Is the contractor submitting an unusually low-priced bid compared to others you've received?**
Be cautious! It's a dangerous situation if the contractor collects from you but cannot pay the suppliers from whom materials are purchased.
- **Are you comfortable communicating and working closely with the contractor?**
Remember, for long-term projects, you will be in close contact with the contractor during the entire construction or remodeling project.

Courtesy of the Wisconsin Builders Association

Current Building Promotions

Call for details!!

J & A In the News



J & A Custom Homes, Inc. receives 2007 Spring St. Croix Valley Tour of Homes Premier Home Award

The St. Croix Valley Home Builders Association is proud to announce that, Jesse & Amy Smith and **J & A Custom Homes, Inc.**, located in Osceola, WI, was awarded the **Premier Home Award** for their model home entry in the 2007 Spring Tour of Homes event.

The St. Croix Valley Tour of Homes is not a new event, but rather a new name. There were 56 homes in the spring event, which showcased the skills and craftsmanship of member builders and subcontractors in Pierce, Polk and St. Croix counties.

Builders were given the opportunity to participate in this annual **Premier Home Awards** program by having their homes judged by other members of the association and rated on certain aspects of the home. **J & A Custom Homes, Inc.**, was awarded for their model home priced between \$200,000-\$249,999, which was located in the Farmington Hills Development in Osceola, WI, on 241st Street.

Scoring highly for its overall interior visual appeal and traffic flow and function of space along with overall quality and value, this home is perfect for anyone who loves to live in the country with a quiet rural setting and great views.

This quaint 3 bedroom, 2-bath rambler is a perfect home for many. Set on 2.03 acres, this home offers a great bang for the buck! From the moment you walk through the door, you will want to call this house home. Once you step inside from the covered front porch, you will see some of our signature features such as rounded drywall corners and a plant shelf in the master bedroom. The detail does not stop there. This home has knocked down ceilings, cherry cabinets, ceramic tile, oak flooring, Craftsman style trim and solid 3 panel oak doors; don't forget the attention to detail! Need more room? The walkout basement is all set to be finished to better suit the needs of your family, whether it is a game room, extra bedrooms/office space, or a family room.

J & A Custom Homes, Inc. likes to simplify the home building process by making it fun and enjoyable for the customer while taking away the stress. They are there with you every step of the way from initial planning to completion. Every project is directly overseen and supervised by the owner.

J & A Custom Homes has also partnered with [Amwood Custom Homes](#), which has been building systems built panelized homes using state-of-the-art technology for over thirty-seven years. Being an authorized builder of Amwood Homes allows them to ensure a high quality home that is built in a controlled environment with on time completion.

The St. Croix Valley Home Builders Association congratulates Jesse & Amy and **J & A Custom Homes, Inc.**, on winning this prestigious award and for their endless support of the association and the building industry.

For more information on **J & A Custom Homes, Inc.**, please call 715-755-4856, visit the website www.jandacustomhomes.com or send an email to info@jandacustomhomes.com.



Design Time

DESIGNS BY ERIN

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SMART CLEANING

- Best time to clean the shower? Right after you take one. The heat and steam from the shower help loosen grime.
- To clean tiled shower walls and floors, mix ¼ cup dishwasher detergent with 3 cups of warm water in a spray bottle. Spray and let sit for an hour, then wipe off with a damp sponge.
- Soak a paper towel with rubbing alcohol to clean streaked or stained mirrors without any rinsing.
- Coat the bottom of shaving cream cans with clear nail polish to prevent rust-stain rings from forming
- If you hate bending over the tub to clean, wet a clean floor mop and use it to reach the walls and bottom of the tub.
- The best way to remove a bathtub decal: Lift the corner of each appliqué. Spray the bottom of the tub with a pre-wash spray. Let the decals soak in the liquid for a couple of hours, then gently lift off and wipe up any remaining adhesive. If any glue remains, simply scour the tub with liquid detergent or baking soda and water

INCREASE STORAGE SPACE

- Install a shelf next to the tub for liquid soap and shampoos.
 - Convert a wine rack into a storage unit for rolled up towels
 - Hang wire fruit baskets to hold brushes, hair curlers, barrettes, etc.
 - Keep only what you use every day on the countertop or in the medicine cabinet. Put the rest in an over-the-door shoe bag with labeled pockets
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BATHING BEAUTY

- Put towels in soothing unexpected – a terracotta planter or a wicker picnic hamper
- Use a sheet or large lace panel (protected by a plastic liner) as a shower curtain
- Look to unusual places for bathroom accessories – the garden shop, florist, flea market, kitchen supply shop. A cake stand, for example, makes a pretty holder for soaps, nail polish, etc.
- Conceal damaged walls by tacking up bead board paneling. Top it with a shelf to hold bathroom necessities.
- Don't forget lots of plants and flowers. Philodendron, Boston ferns and orchids love the humidity – you'll practically never have to mist them.

Courtesy of Woman's Day March '07