

May, 2001

## Money down the drain!

With every flush of the commode, you're sending money down the drain!

Plenty of clean water has always been taken for granted in this country. In other parts of the world, water conservation has been practiced for some time. Only recently have we Americans come to the realization that our toilets use more water than they really need to.

Most toilets in this country use an average of 5 gallons per flush. In the early '90s we adopted a 1.6 gal. (6 liters) per flush requirement for residential toilets. This has long been the standard used in many European countries.

The learning curve was steep, and early models made the plunger a "must have" accessory in many a bathroom. This need not be the case as some clever designs easily perform their task with the miserly 1.6 gallons. The new toilets can be divided into two groups; those which use gravity, and those which are pressure assisted.

While the pressure assisted units tend to be noisy, they are also the units rated highest for waste removal. Many of our clients have upgraded to the Toto brand unit (a gravity model) and have been extremely pleased with the results.

When I tried to track down information, I found the plumbing supply house had no brochures or sales info. Likewise the Appleton Public library had little useful information on file. The most current piece was a February 1995 comparison in Consumer Reports.

Of all of the things to think about when planning your new home, this may be the lowest on your list, and yet no one wants a toilet which must be flushed twice to do it's job! When working with your plumber make sure to ask him about the various models available.

After all, wouldn't it be nice not to have to decorate around the plunger?

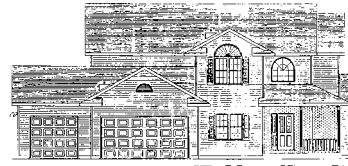


### Construction begins on Summer Parade home.

Construction began this April 17th on our summer of 2001 Parade home. This years home will be a custom built 2300 sq ft ranch in Greenville. The Parade will be held in mid August. Stay tuned for details!

### Danielle Spec makes it's debut!

We are quite excited to introduce the new Danielle model. A gracious wraparound front porch shelters the main entry. Ceilings soar to the second story over the foyer.. 3 spacious bedrooms and large master suite complete the second level.



It's main floor has a spacious kitchen and dining area highlighted by the large bump out breakfast nook with french door. The kitchen/dining area is separated from the great room by a 3 way fireplace. Also featured is a

formal dining or office area with french doors, and a good sized walk-in pantry.

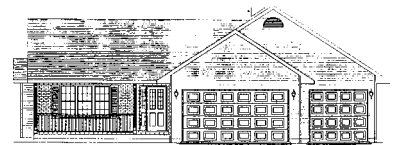
We feel certain that this will become a very popular floor plan.

Framing began April 18th. You can see this home going up at 3100 E. Greenleaf Dr. In Appleton's Providence Trails subdivision.

Call us to see the plans for this home. There's still time to make this one yours!

### Linda spec nears completion.

A new home is rapidly rising at W6053 Paige Way in the town of Harrison. The Linda floor plan is ideal for those narrow (lake?) lots, with a footprint only 45 ft wide.



Despite it's narrow footprint this home boasts over 1500 sq ft of living space.

Completion will be mid June.

### New building codes as of April 1st

New building codes went into effect April 1st of this year. Once again ventilation requirements were changed (distinction has been made between "make up air" and fresh "air intake").

The egress window requirement for lower level living areas has also changed. Egress windows may now be higher off the floor (up to

60"). Provisions have also been made to allow manufactured units to qualify under the new codes. Our new "spec" home at 3100 E. Greenleaf uses 2 such units.

Smoke detectors are now required not only near a group of bedrooms, but also in each room. Some 3 bedroom floor plans could require 5 units.

**Watch for our web site.**

**...Now under construction!**