

Exteriors

The Bartlett Brainard Products Newsletter



This screen porch employs Tiger wire instead of horizontal supports, providing a safe, yet clear view of the backyard.

Welcome to the Summer issue of *Exteriors!*

This quarter's newsletter has articles about solar roof panels, an energy audit, and an excerpt from the 2014 Costs versus Value Report. As always, we include our seasonal to-do list.

And don't forget to look at this issue's project highlight, the streamline look of the Marvin Integrity windows.

If you have any specific information requests, please call us at 860-233-4475. We are here to help you bring out the best in your home, with Quality You Can Trust.

Catherine Y. Davis

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7/14

Summer Hours

From Memorial Day to Labor Day, Bartlett Brainard is closed on Saturdays and Sundays.

Summer hours are: **Monday - Friday: 8:00am to 4:00pm.**

Hiring Contractors

When a home improvement project goes bad, the repair cost may end up larger than the cost paid for the initial project. Selecting a reputable contractor is key to ensuring your project's success.

Do your homework:

- * Get written estimates from several firms (with license # and the contractor's signature)
- * Check that they are registered with the Department of Consumer Protection (www.ct.gov/dcp) and ask for an insurance certificate (If they are using subcontractors, make certain they also are insured)
- * If a building permit is needed, make sure it is submitted. (Required when selling a home.)
- * Check the Better Business Bureau (www.bbbct.com) for complaints.
- * Check online reviews: Yelp, Google+local, Angies list, Porch.com.

The Better Business Bureau's slogan is "Start with Trust". Ensure you feel trust before you sign a contract. Use our website research tool, the "Measure Up" form, found at www.bartlettbrainard.com/howto_selectcontractor.htm. It provides links to Better Business and Consumer Protection.



**HOMEOWNER CHECKLIST
FOR THE SUMMER:**

- Replace worn or damaged weather-stripping on doors and caulking on windows.
- Clean out exterior lights and replace burned-out bulbs.
- Replace washers in outside faucets.
- Inspect your roof. Look for any missing, loose or cracked shingles, or gaps in flashing.
- Make sure all surface water drains away from house. Identify where water is not draining properly or if gutters are clogged.
- Repair any loose siding and power wash areas with mildew or dirt (for the detergent recipe, check your warranty or visit BartlettBrainard.com)
- Remember to position your barbeque at least 10' from your siding to prevent heat damage.

Cost Recoup

According to the Remodeling 2014 Cost vs Value Report (www.costvsvalue.com), the average home improvement project in the New England area will recoup these monetary percentages.

Project	Cost Recouped
Window Replacement (wood)	84.0%
Window Replacement (vinyl)	87.0%
Entry Door Replacement (Fiberglass)	73.0%
Garage Door Replacement	85.0%
Deck (composite)	78.0%
Deck (wood)	101.0%
Sunroom (addition)	52.0%
Siding (vinyl)	93.0%
Roof Replacement	72.0%

(Percentages based on a midrange job cost. Please see report for details of data and calculations.)

Energy Audit



Schedule an energy audit on your home for a small fee, usually around \$75 for gas or electrically heated homes or \$99 for propane or oil heated homes. The audit will pinpoint where your home is losing energy and determine if your heating / cooling system is efficient. It will also identify the improvements that will save you the most money. Visit the website: www.energizect.com for more information.

Landscaping

Maintaining the landscape keeps a home healthy. Protect your home from damage and limit moisture/mildew by keeping trees limbs from extending over your roof and bushes not touching your house. A maintained landscape can also lower your heating and cooling costs. Carefully positioned and trimmed trees and bushes can save up to 25% by providing shade to cool roofs, walls and windows, as well as wind protection.



Insulation



Having your home well insulated is just as crucial in the summer as in the winter. The US Energy Department estimates 56% of a home's energy use is for cooling and heating. Enormous amounts of energy can be lost because your home is either inadequately insulated or the insulation is poorly installed. If you find some rooms are unbearable hot and others are not, your home probably has an insulation problem. A good solution to discover the cause is to have an energy audit. Or if you know you have an insulation problem, call Bartlett Brainard to schedule an appointment for us to visit your home and assess your insulation needs.

Porch Enclosures



Today's homeowners have many choices when enclosing their porch with screen/glass or adding on a sunroom: *Tiger Wire (stainless steel non breakable screening); *Sliding windows that create a wide-open airy look; *Sliding doors which act like giant floor to ceiling windows; *Door panels with screen and removable glass.

Bartlett Brainard helps make designing your space easy. We have maintenance free products that won't tie up your time with repairs and provide you with more time to enjoy your outdoor space. Call today for a free consultation.

Solar Roof Panels

We are receiving several requests for roof estimates from residents who are considering solar roof panels. Most panels have a warranty of 25 years but can last much longer. If your roof is aging, it saves money to install a new roof before the initial solar panel installation.



The increased interest in solar has been initiated by the availability of many new grants and tax credits. A website to help work your way through the maze of incentives available for Connecticut residents is: www.dsireusa.org. To be eligible for these savings, first schedule an energy audit which is usually required.

Before choosing a contractor for installation, check out the installation company with the Better Business Bureau at www.bbb.org. Last year BBB received 259 consumer complaints about solar installers.

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The owner of this Glastonbury ranch wanted new replacement windows but with the streamline look of the original construction windows. The installation of Marvin Integrity windows was the solution.



*Cathy,
Cal, Conrad, Darch,
Emery, Jim, John, Mary,
Neil, You*

Best Wishes for a Relaxing Summer!



From your friends at
Bartlett Brainard Products



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