

SAVE THIS GUIDE TO HELP PLAN YOUR NEXT HOME TRANSITION

Mid-Shores

HOME BUILDERS ASSOCIATION INC.



**LEARN MORE ABOUT HOW TO MAKE
YOUR HOME SUIT YOUR LIFESTYLE**

Page 2 – Choosing the Right Floor Plan

Page 7 – Prepare Your Home Before Winter

Page 10 – Top New Design Trends

www.midshoreshomebuilders.com



2021 Home Planning Guide

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Home is now more important than ever!

We have created the **2021 Home Planning Guide** to help you create or modernize your home to reflect your changing preferences or lifestyle.

Jennifer Pitzen, Chairperson, Christel & Heiberger Builders, Inc.

Julie Schmitz, K & J Construction and Design, LLC

Bill Weber, Pella Windows & Doors of Wisconsin

Dave Amel, Premier Properties Realty, LLC

Denise Bangart, Envoy Mortgage

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Choosing the Right Floor Plan for Your New Home

A new home can provide flexibility and comfort you can enjoy for many years. Building your dream home can be an exciting prospect and one key step in the process is selecting a floor plan that fits your needs. A floor plan is an aerial view of the layout of a home. Selecting a floor plan will also give you a sense of the flow of the home from room to room. A builder can recommend floor plans with flexibility, functionality and maximizes the space available on the lot. If you're not sure which floor plan to select for your new home, consider the following steps.

Make a List of Must-Haves

Making a list of must-have features will help you stay focused. The best place to start is by thinking about the features you're missing in your current home and would be ideal in your new home. Would you prefer a bigger bedroom or kitchen? A builder can make recommendations based on the structural and design elements you prefer.

Assess Your Daily Needs and Lifestyle

Beyond bedrooms and bathrooms, think about the other spaces you would like to have in your new home. For example, a home office, media room or a laundry room might fit your lifestyle needs. There are also spaces and features you don't think about, but you might use often such as a mudroom, storage closet or large kitchen island for entertaining. You also want to think about your preferences with the level of noise and privacy, your home layout will have an impact on both. Exterior needs are important considerations as well. If you enjoy entertaining outside, a patio, water feature, pool or outdoor kitchen are other items you should discuss with your builder.

Consider Your Future Needs

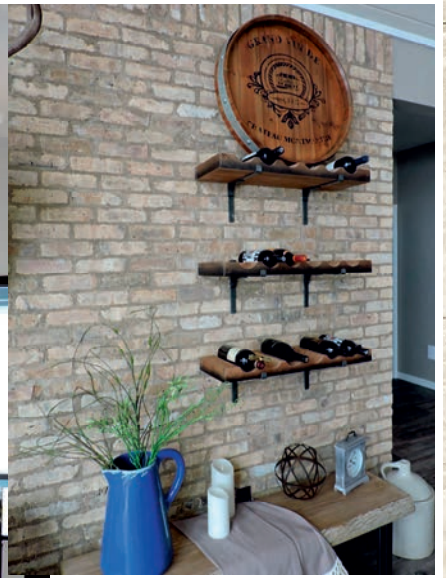
It is important to consider how your lifestyle and needs can change, such as space for children, pets or aging parents. If you want to have different ages of individuals living comfortably under one roof, it might be a good option to select a floor plan design to accommodate multigenerational living.

Take a Tour of Homes

Even with a detailed floor plan, sometimes it can be challenging to visualize the layout of your new home. A walk-through of a model home or home under construction can give you a better idea of the actual home size and flow. A home tour can also help you decide if you need more space or amenities depending on your budget. Invite family and friends along for the tour for support and recommendations.

To learn more about the new homes or for a list of builders, contact Mid-Shores Home Builders Association or visit www.midshoreshomebuilders.com.





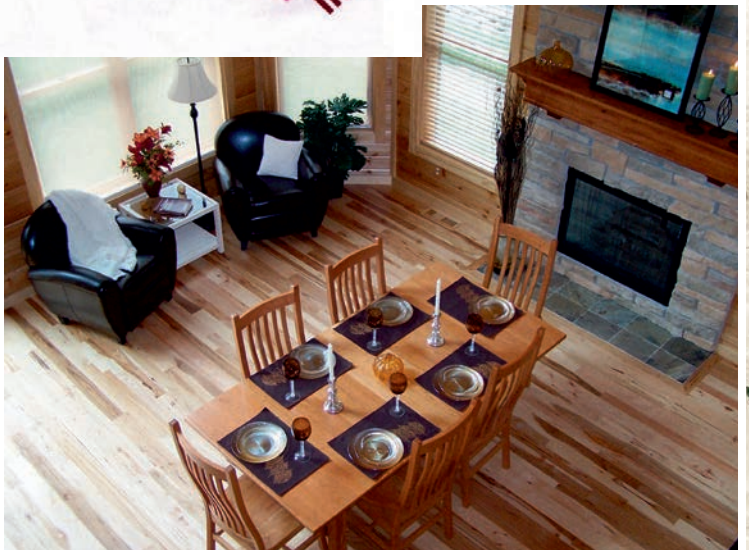
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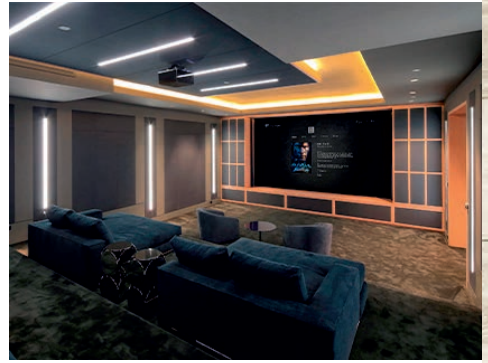


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Five Ways to Prepare Your Home Before a Freeze

The cooler weather conjures up images of fireplaces, holiday gatherings and hot chocolate. While it may be easy to prepare your lifestyle for the winter months, as a home owner it is important not to neglect essential pre-winter home maintenance. To keep you and your home safe and ready for cold temperatures, consider taking the following steps.

Prepare outdoor pipes. Before cooler temperatures arrive, you must take steps to insulate your outdoor pipes to prevent damage. How does damage to your pipes occur? When water freezes, it expands which in turn causes your pipes to expand leading to cracks or potential bursts. To avoid broken pipes, drain them so any excess water is removed. If you have any hoses laying around in your yard, drain and store them away for the spring.

Clear out gutters. Cleaning gutters is a chore for most home owners. Yet, this pre-winter outdoor project can protect your home from future water damage. If your gutters are full of debris, it can back up rain or melting snow that would otherwise be properly drained by gutters leading to potential roof or foundation damage.

Schedule a heating system check-up. Don't wait until your heater breaks to call a professional! Schedule an appointment with a heating system expert for a check-up to make sure your system is functioning optimally. Even if you have a new heating system, don't forget to change the filter. A furnace filter that is dirty reduces the efficiency of your system, which could increase your heating bill. A good rule of thumb is to replace your furnace filter every three months while it is in use.

Seal doors and windows. During the winter months, heat always tries to find a way to escape from your home. Cracks and gaps around your windows and doors are most common. A simple addition of caulk or weatherstripping can keep the heat inside your home. Any crack that is bigger than the width of a nickel should be caulked.

Prepare a cold weather safety kit. Severe winter storms cause power outages, potentially putting you and your family at a safety risk. Before winter hits, consider assembling a home winter safety kit for you and your family. Some items to consider are a working fire extinguisher, back up generator and shovel or deicing fluid to remove snow from entryways and sidewalks.

To learn more about routine home maintenance and other tips to protect your home in cold or winter months, contact Mid-Shores Home Builders Association or visit www.midshoreshomebuilders.com.



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- **Easy to operate** - FireStar combustion controller takes the guesswork out of operating.
- **Monitor your furnace anywhere** - FireStar



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same as cash¹ for five years² for twelve years³

See back page for financing details and other important information.



CLASSIC EDGE 360
TITANIUM HDX

Overall Efficiency (LHV) - 88.4%*
Overall Efficiency (HHV) - 82.2%*
Mfr's Rated Heat Output Capacity - 150,000 Btu/hr
Heat Output (12 hr) - 66,894 Btu/hr

EPA Certified for residential use
Firebox Volume - 10 cubic ft
Firebox Dimensions - 28"L x 29"H x 21"W
Door - 16"W x 16"H
Ash Cleanout Door - 18"W x 9"H
Water Capacity - 150 gal.
Weight - 1,365 lbs
One set of 1-1/4" Supply and Return Ports**
**Can be configured for two pumps.

Furnace Options and Accessories:
• LED Light Kits
• Pump Panel Extension Kit



CLASSIC EDGE 560
TITANIUM HDX

Overall Efficiency (LHV) - 90.2%*
Overall Efficiency (HHV) - 83.8%*
Mfr's Rated Heat Output Capacity - 200,000 Btu/hr
Heat Output (12 hr) - 92,417 Btu/hr

EPA Certified for residential use
Firebox Volume - 14 cubic ft
Firebox Dimensions - 33"L x 32"H x 23"W
Door - 18"W x 18"H
Ash Cleanout Door - 18"W x 9"H
Water Capacity - 205 gal.
Weight - 1,668 lbs
One set of 1-1/4" Supply and Return Ports**
**Can be configured for two pumps.
Bypass Door and Alarm

Furnace Options and Accessories:
• LED Light Kits
• Pump Panel Extension Kit



CLASSIC EDGE 760
TITANIUM HDX

Overall Efficiency (LHV) - 89.8%*
Overall Efficiency (HHV) - 83.4%*
Mfr's Rated Heat Output Capacity - 245,000 Btu/hr
Heat Output (12 hr) - 146,686 Btu/hr

EPA Certified for residential use
Firebox Volume - 23 cubic ft
Firebox Dimensions - 37"L x 44"H x 26"W
Door - 21"W x 25"H
Ash Cleanout Door - 19"W x 11"H
Water Capacity - 330 gal.
Weight - 2,036 lbs
One set of 1-1/4" Supply and Return Ports
Two sets of 3/4" Supply and Return Ports
Bypass Door and Alarm

Furnace Options and Accessories:
• LED Light Kits



CLASSIC EDGE 960**
TITANIUM HDX

Overall Efficiency (LHV) - 92.1%*
Overall Efficiency (HHV) - 85.6%*
Mfr's Rated Heat Output Capacity - 400,000 Btu/hr
Heat Output (12 hr) - 212,957 Btu/hr

Firebox Volume - 32 cubic ft
Firebox Dimensions - 42.75"L x 43.5"H x 31.5"W
Door - 22.75"W x 28.75"H
Ash Cleanout Door - 20"W x 11"H
Water Capacity - 420 gal.
Weight - 2,714 lbs
One set of 1-1/4" Supply and Return Ports
Two sets of 3/4" Supply and Return Ports
Bypass Door and Alarm

Furnace Options and Accessories:
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**The Classic Edge 960 is pending for U.S. EPA Certification for residential use. Please check with your Central Boiler dealer on the current status.

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CL 4030

Heat Transfer Area - 52 sq ft
Door - 20"W x 20"H
Firebox - 40"L x 30"H x 26"W
Water Capacity - 140 gal.
Weight - 1,140 lbs



CL 5036

Heat Transfer Area - 74 sq ft
Door - 23"W x 23"H
Firebox - 50"L x 36"H x 30"W
Water Capacity - 196 gal.
Weight - 1,492 lbs



CL 6048

Heat Transfer Area - 119 sq ft
Door - 23"W x 31"H
Firebox - 60"L x 48"H x 36"W
Water Capacity - 393 gal.
Weight - 2,140 lbs



CL 7260

Heat Transfer Area - 179 sq ft
Door - 30"W x 40"H
Firebox - 72"L x 60"H x 40"W
Water Capacity - 764 gal.
Weight - 3,336 lbs



Maxim M255 PE

Door - 15.5"W x 13.5"H
Water Capacity - 90 gal.
Weight - 1,310 lbs
Hopper Capacity - 11 Bushel (600 lbs)
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NOTE: The Maxim M255 PE is for non-residential use only when using wood pellets as a fuel source.

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Top New Design Trends and Updates

Many home owners are rethinking their space after spending so much time at home in the past year. The pandemic shifted activities that typically take place outside our homes, such as work and school, into our living spaces. Designs this year reflect changing preferences and lifestyles while at home. New home designs will likely include stronger connections to the outdoor elements, more creative use of spaces and natural design elements.

Brightening Up Spaces. Interior designers are heeding to home owners' desires and are finding new ways to invite the outdoors in. More homes this year will allow natural light into homes through larger or more windows. Maximizing natural light makes homes feel more welcoming, vibrant and can be a mood booster. Sunny spaces can supply an ample amount of vitamin D for home dwellers.

Enhancing Outdoor Areas. Fresh air and green spaces designed to be enjoyed year-round is at the top of the list for many home owners. Outdoor spaces with flexibility, from ample space to entertain small groups to a relaxing space for gardening or other outdoor family activities, are popular features in new homes this year.

Adding Quiet Zones. With activity buzzing throughout the home, a quiet area to unwind after a long day or simply to unplug from devices and screens is a sought-after feature. Small spaces that serve as a comfortable reading nook, meditation area or hobbyist zone are among the top trends in new homes this year. Simple privacy screens can also help home owners take some time out of their day to relax.

Embracing Flexible Spaces. New and remodeled homes will offer at least one home office, often with an option or flex space for two. New home builders are likely to add separate work spaces to the kitchen for virtual school, homework, crafting, etc. Forgotten corners in homes will now be embraced to create tucked-away flex areas, such as small desk nooks off a hallway.

Using Natural Décor. Design finishes and patterns that reflect natural elements are gaining interest among home owners. Experts anticipate rich earth tones in homes this year to help evoke feelings of warmth and comfort. Several paint companies have selected calming shades of blue as their color of the year, reflecting natural elements such as water and the sky.

For more design trends and tips, contact Mid-Shores Home Builders Association or visit www.midshoreshomebuilders.com.





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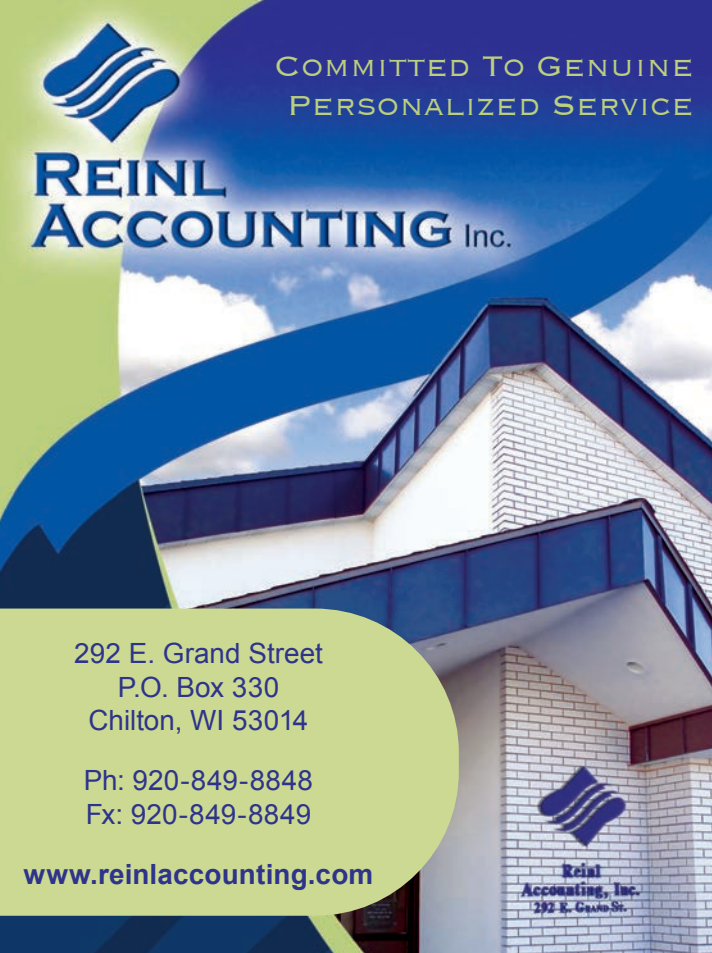


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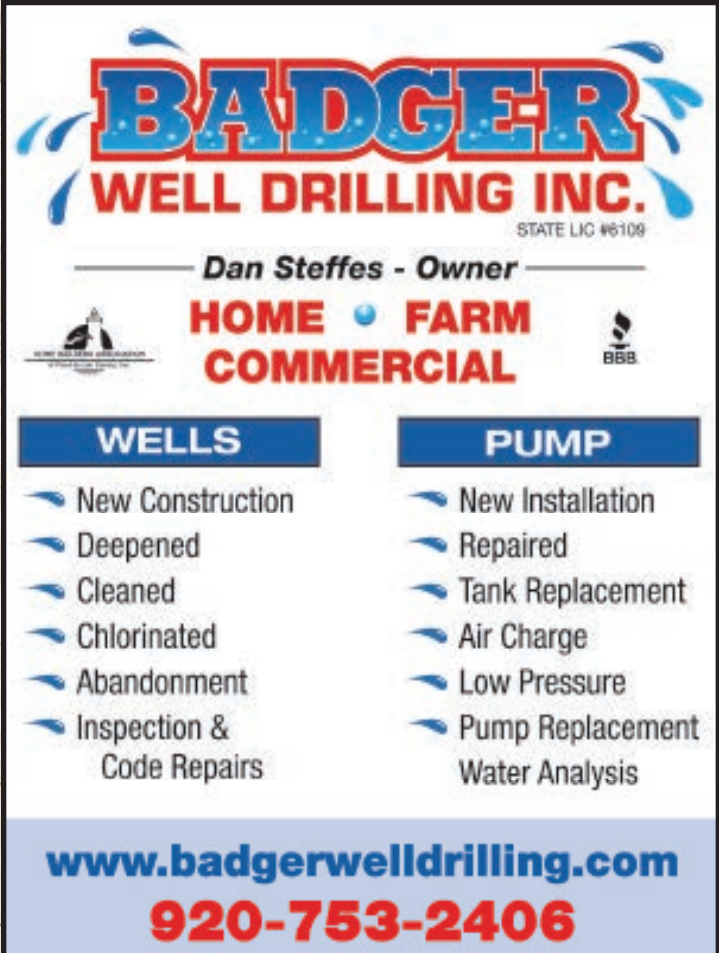
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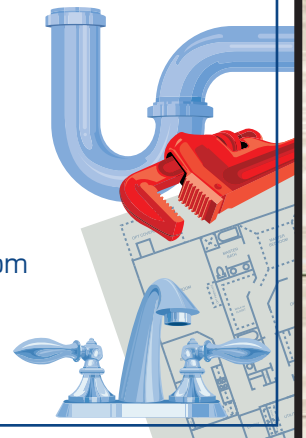
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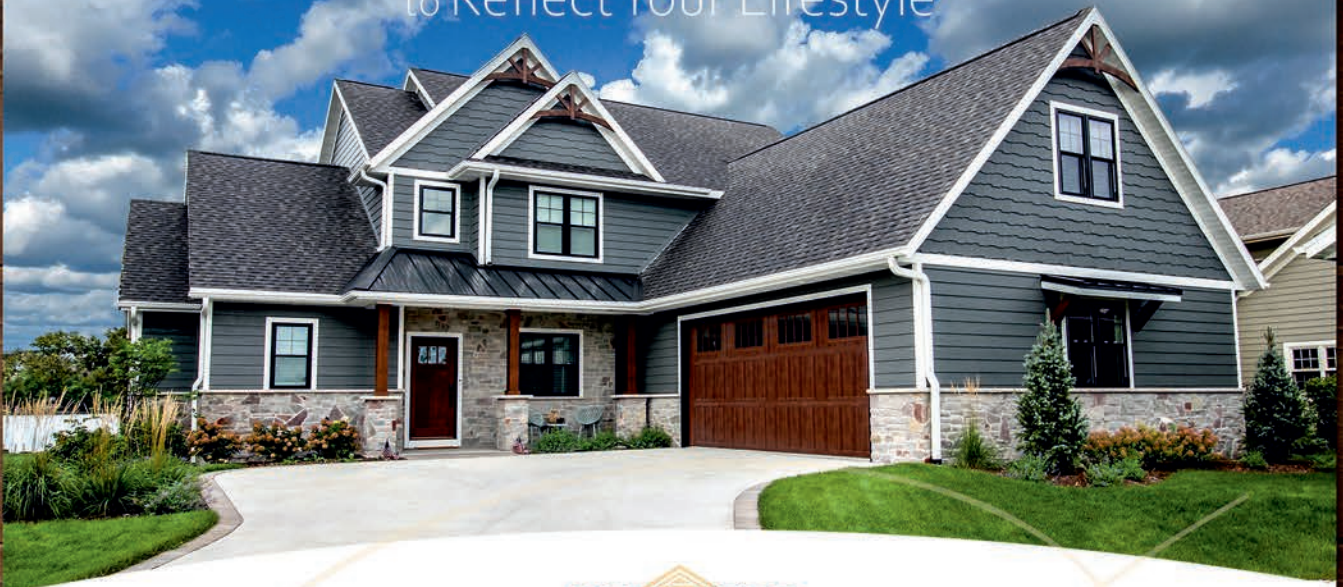
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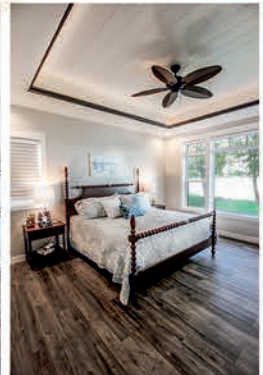
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