

The Change Order Quarterly

AUTUMN 2011

More Than Meets the Eye

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Photos: Courtesy of Great Grabz, LLC (www.greatgrabz.com)

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GET ALL THE DIRT



FOREST GLEN
CONSTRUCTION CO. INC.

Forest Glen Brings Your Dreams to Life

With the price of portable vacuum cleaners on the rise, you may want to consider having a central vacuum system installed in your home, since it offers many advantages.

A central vacuum is up to five times more powerful than a traditional upright vacuum. This is possible because the power unit is designed for remote installation in a garage or basement, therefore it is unnecessary for the motor to be lightweight and portable. This more powerful unit captures considerably more dirt and

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A central vacuum hose is easy to maneuver into hard-to-reach areas.

Your home is the place where family memories are made. At Forest Glen Construction, we work to make sure your home is perfect for creating the memories you want. Whatever you want to do with your house—whether it's an addition or a remodel—if you can imagine it, we can build it.

We work closely with homeowners to understand the dreams and hopes they have for their home, and then we walk alongside them through the entire process, ensuring that the final product is on time and on budget. From the initial free consultation we offer, to the blueprint stage, and all the way through construction, the team at Forest Glen is available to answer any questions that arise. We'll make sure things are moving smoothly through each part of the project. It's our goal to have happy homeowners at the end of the project, so you can trust that we'll be there every step of the way.

If you've got any new dreams for your home, please let us know. And if you have friends or family members who are looking to make improvements to their own houses, please send them our way. Forest Glen is proud of our record of happy homeowners, and we'd love to add your friends and family to that list.

Don't forget: at **Forest Glen Construction**, we strive for on time, on budget, and making *dreams come true*.



Photo: Courtesy of BEAM (www.beam.com)

More Than *Meets the Eye*

Do you enjoy the community where you live and never would consider moving? Perhaps you have developed close friendships with your neighbors, or you simply appreciate all the amenities available close by, such as your favorite restaurant or your family physician. If you plan to be in the neighborhood for the long haul, but you also feel your home needs to be updated—then it is time to remodel.

The kitchen is typically one of the first areas homeowners wish to update, since it usually becomes the main gathering area for friends and family. You want the kitchen to be a welcoming place that is not only pleasing to the eye, but also functions well for everyone who uses it.

It is not always necessary to change the existing footprint of your kitchen to get the gorgeous and efficient new space you want. If you are happy with its basic layout, your kitchen can be greatly enhanced by simply installing new countertops, cabinetry, appliances, plumbing fixtures and flooring in the same location as the original. If you need more storage space, keep in mind that purchasing new cabinetry with built-in storage solutions actually helps your kitchen items take up less space since they are better organized. Items that were once difficult to reach become accessible. When you don't move any walls, plumbing or windows, the makeover can be very cost effective!

This kitchen was dramatically transformed with beautiful new materials, yet the layout remained basically the same. Less obvious: the project made use of Universal Design (UD) principles. UD principles may be used as a guideline for creating living spaces flexible enough to provide comfort for people of all ages and abilities, whether older adults with limited mobility, or little children. Some homeowners who would prefer to remain in their homes as they get older (i.e. age-in-place) continue to shy away from incorporating UD guidelines in their remodeling projects because they equate UD with an institutional appearance. If this is how you have felt in the past, this kitchen should help dispel your concerns.



Before



Photos: Courtesy of Great Grabz, LLC (www.greatgrabz.com)

Universal Design features:

1. Cabinets 15" off the counter, rather than the standard 18"
2. Pull-down shelving units in upper cabinets
3. Pull-out drawer storage in lower cabinets
4. Large cabinet door and drawer pulls, rather than knobs
5. Under cabinet lighting and plentiful ceiling cans
6. Smooth countertop surface
7. Single lever control on faucet
8. Built-in drawer microwave oven
9. Elevated dishwasher
10. Higher toe-kick to accommodate a wheelchair
11. Toggle light switches

EVERYTHING *and the* KITCHEN SINK

Have you always wanted to cook like a pro? A highly-functional, multi-tasking kitchen sink helps keep you organized—just like your favorite culinary artist on television. Chef-inspired stainless-steel sinks like these are equipped with integral accessories that turn your kitchen sink into an all-in-one prep and clean-up center.



Photo: Courtesy of Kalista (www.kalista.com)

As You Like It

Set the table with a fine tablecloth and your best china. Heighten the mood with 10-inch tapered candles and selections by your favorite classical artists streaming in the background. Settle back for a romantic evening—in your outdoor living space.

Homeowners today are moving outside to live, play and be refreshed by their outdoor environment. The same kinds of activities you enjoy indoors can take place outside—from a gourmet dinner served in elegant style to a laid-back cookout, from relaxing in front of the fireplace to watching the game on TV. Your outdoor living space can be whatever and wherever you'd like it to be. Just be sure everything you plan to leave exposed to the elements—refrigerator, TV, audio equipment, lighting fixtures and furniture—is suitable for outdoor use.

There are advantages to having your outdoor living space close to your house, such as a patio that shares the exterior

wall of your home. If you bridge the style between the two spaces, the inside and outside can flow seamlessly one into the other. In this location it is simpler and less expensive to make the necessary plumbing, gas and electrical connections for your outdoor kitchen. You have less distance to walk back and forth to your main kitchen, if you forget a food or prep item. This arrangement offers some protection from the wind and rain, while also providing support for an awning, if desired. A large screened porch or 3-season room serves a similar function, while offering additional shelter from extreme weather and protection from insects. Keep in mind that a grill installed in a partially enclosed area requires a ventilation hood.



Trex has launched a line of outdoor furniture designed for extreme outdoor environments. The furniture is manufactured from high-density polyethylene with more than 90% recycled content. The marine-grade cushions are covered in all-weather Sunbrella fabrics.

You may prefer to locate your outdoor living room at a distance from your home to take advantage of an extraordinary vista. This can be a calm place to read or simply spend a few moments in restful solitude. A wide, smooth, lighted walkway helps you and your guests navigate easily and safely to that location. Put in gas, electric or water lines if you plan to include an outdoor kitchen, gas fireplace or water feature. A pergola provides some shade from the sun, while a rain shelter allows you to continue to enjoy the space even during a sudden shower. Include storage bins for items, such as cushions and firewood, you do not wish to continually transport back and forth from the house.



The new Vivex outdoor lighting fixtures from Maxim withstand moist climates and harsh weather conditions—perfect for water front homes. They are made from a hard, dense synthetic material that is twice as strong as polyurethane resin, non-corrosive and UV resistant.

The Entertainer sink by Lenova features drain boards, a wine cooler and three condiment trays. When not in use, the sink may be covered with the two-piece cutting board to maximize counter space.

The Multiere sink by Mick De Giulio from Kallista offers a colander bolder, a flatware tray for rinsing cutlery and a removable plantation teak cutting board which nestles securely to the basin on a glide.



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As You Like It



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GET ALL THE DIRT

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allergens. And while a portable vacuum exhausts a certain amount of dirt back into the room, a central vacuum system instead moves all the dirt into its remote receptacle. In this way it contributes to indoor air quality—providing welcome relief to allergy-sufferers. Installing a central vacuum system can earn five indoor environmental quality certification points in the new National Green Building Standards and one point under LEED for Homes.

A central vacuum system is more comfortable to use. For one thing, due to the fact that the remote power unit is insulated from the rest of your home, the noise level is reduced. Also, you are

only required to carry a lightweight hose with a power brush as you vacuum. You plug the hose into one of several wall inlet valves placed in strategic locations throughout your home. The valves are each connected to a network of tubing located in the walls which leads to the remote receptacle. This system helps alleviate back strain, since it eliminates the need to carry or pull heavy portable vacuums up and down stairs and around the house. Another great feature is the automatic dustpan that allows you to sweep debris into a convenient wall vent that leads to the remote receptacle. Some central vacuum systems include a permanent HEPA filter that is self-cleaning so you never need to change it.

Did you know that a central vacuum system may be installed in almost any home—new or existing—in less than a day? One final consideration: these systems add value to your home, so that many homeowners have been able to recoup nearly their entire investment upon resale!



Photos: Courtesy of BEAM (www.beam.com)

BEAM recently added Hide-A-Hose™ as an upgrade to its central vacuum system. You simply pull the amount of hose needed from the inlet valve and connect the cleaning wand. After vacuuming, the entire hose retracts conveniently back into the wall. This eliminates the need for a hose storage closet.

