

Wheatland Offers ENERGY STAR Certification

Wheatland Custom Homes has always strived to provide our homebuyers with the best value for their dollars. Our concern with the wise utilization of our resources led Wheatland to attain the Energy Star certification on our homes. And achieving that status was amazingly easy when we considered that many of the required products and specifications had long been incorporated into our building program. ENERGY STAR Homes are substantially more energy efficient than homes built to the minimum code requirements. Benefits of owning one of our ENERGY STAR qualified new homes include:

A Label Backed by the Government

All ENERGY STAR qualified new homes are certified to meet EPA's strict guidelines for energy efficiency. This exemplary performance is verified by an independent third party.

Lower Utility Costs

Compared with standard homes, ENERGY STAR qualified new homes use substantially less energy for heating, cooling, and hot water heating. Homeowners can expect to save about \$200-\$400 annually on their utility bills.

More Comfortable/Quieter Homes

The energy-efficient features of ENERGY STAR qualified new homes keep out excessive heat, cold, and noise, and ensure consistent temperatures between and across rooms—making these homes more comfortable to live in.

Components Included in the ENERGY STAR Qualified Program

The components that are included in the ENERGY STAR rating include properly installed insulation; high performance windows that include improved frame assemblies and protective coatings; sealed duct work that helps reduce drafts, moisture, dust, pollen and noise; efficient heating and cooling equipment; and lighting fixtures and appliances that reduce utility usage.

Helping to Create a Better Future

By purchasing an ENERGY STAR qualified new home, you are joining millions of consumers who have changed to ENERGY STAR, helping our nation reduce our energy needs and building a cleaner environment for the future. As technology advances, our pledge is to remain aware of the variety of ways that we can all support this mission.



Rick Martin served as chairman of the Lancaster Parade of Homes.



LEARN MORE AT
energystar.gov

Tour Wheatland Homes



East Pennsboro Township \$334,900 **PARADE OF HOMES**

Features: 3 Bedrooms, 3 Baths, Stone and Vinyl "Old World" Exterior, Family Room with Fireplace, First Floor Den, Luxurious Master Suite, 2,289 Square Feet, Available for Settlement

Directions: Route 81N to Wertzville Road Exit, Left on Valley Road, Right on Salt Road, Right on Maplewood Drive, Left on Redwood, House on Left

Marketed by: Coldwell Banker HomeSale Services Group
Sue Shienvold (717) 657-8700



Penn Township \$479,900

Features: 4 Bedrooms, 2 1/2 Baths, Unique "Old World" Finishes, Planning Area, Luxury Master Suite, Family Room with Raised Hearth Arched Fireplace, Daylight Window in Basement for Future Finishing, 2,890 Square Feet, Ready Now

Directions: North on Route 72 from Lancaster, Left on Sunhill Road, Lot on Left at Intersection of Junction and Mill Roads

Marketed by: ReMax Associates
Kate Duke (717) 569-2222 or (717) 283-7688



Susquehanna Township Priced in the \$270,000s

Features: Two Story Home, 3 Bedrooms Plus Unfinished Bonus Room, 2 1/2 Baths, Stone and Vinyl Exterior, Maple Kitchen with Island, 2 Car Garage with Storage, 1,977 Square Feet

Directions: Route 83/81 North to Route 81 South/Route 322 West to Progress Avenue Exit, Right on Progress Avenue, Left on Elmerton Avenue, Lot on Corner of Woodvale Road on Left

Marketed by: ReMax Delta Group
Lois Graham (717) 503-8700



Carroll Township \$479,900 **UNDER CONSTRUCTION**

Features: "Old World" Exterior with Stone and Stucco and Vinyl with Brick Accents, 4 Bedrooms, 2 1/2 Baths, Maple Kitchen with Solid Surface Counters and Planning Area, Daylight Basement and Lots of Storage, 2,939 Square Feet

Directions: Route 15 South, Left on Carroll Drive, Left at "T", Right on Al-Pat Drive, Left on Jennifer Lane, House on Right

Marketed by: Howard Hanna Real Estate
Hillary or Royal (717) 761-1910

Tour Wheatland Homes



Fairview Township \$494,900 **UNDER CONSTRUCTION**

Features: "Old World" Exterior, with Stone and Stucco and Vinyl with Brick Accents, 4 Bedrooms, 2 1/2 Baths, Maple Kitchen, Daylight Basement and Lots of Storage, 3,001 Square Feet

Directions: Route 83 South, Route 581 West, Route 15 South to Wesley Drive Exit, Turn Left to Lisburn Road, Right on Moore's Mountain Road, Right on Siddonsburg Road, One Mile on Left

Marketed by: Howard Hanna Real Estate
Hillary Bitting (717) 761-1910



Bethel Township \$299,900

Features: 3 Bedrooms, 2 1/2 Baths, First Floor Master Suite, Old World Architectural Details, Morning Room Off the Breakfast Area, Poured Foundation with Egress Window, 2,054 Square Feet

Directions: Route 72 North through Lebanon, Right on Route 343, Turn Left at Traffic Light Continuing on Route 343, Turn Left at Traffic Light in Fredericksburg on Main Street, Entrance on Left

Marketed by: ReMax Delta Group
Lois Graham (717) 503-8700



The home pictured to the right is available with the optional Old World elevation show above. Old World details include: door and window grid styles, roof and dormer lines, façade details, interior arched doorways, hardware style and color, and trim size and details. Option pricing available by contacting Wheatland Custom Homes.



Bethel Township \$276,900 **UNDER CONSTRUCTION**

Features: 3 Bedrooms Plus Unfinished Bonus Room, 2 1/2 Baths, Stone and Vinyl Exterior, Maple Kitchen with Island, 2 Car Garage with Storage, First Floor Laundry 1,977 Square Feet

Directions: Route 72 North through Lebanon, Right on Route 343, Turn Left at Traffic Light Continuing on Route 343, Turn Left at Traffic Light in Fredericksburg on Main Street, Entrance on Left

Marketed by: ReMax Delta Group
Lois Graham (717) 503-8700

Increased Demand for Lighting Control

Customers increasingly look to lighting control as a green solution. Below is some information detailing how lighting control can save energy:

Dimming Dimming a light by 10%, which is barely perceptible to the human eye, saves 10% on electricity bills. Dimming by 10% also doubles the life of the bulb.

Time clock Events Homeowners frequently forget to turn landscape lighting off in the morning. Controlling landscape lighting with a timer ensures that it goes off in the early morning hours or at sunrise. Commonly, landscape lights are even dimmed by the time clock in the early morning hours, allowing for low-level security lighting, without leaving it on to full bright for the entire night.

Occupancy Sensing Occupancy sensors in regularly used rooms can manage energy use by insuring lighting is not left on unnecessarily.

Master Controls Master Controls allow users to monitor all areas of a house, which is ideal for making sure lights aren't on unnecessarily. The ability to turn all the lights in the house off from the bedside at night or from the car while driving away is seen by some homeowners as priceless.

Motorized Window Coverings Window coverings improve thermal comfort in a space by reducing hot spots in the summer, cold spots in the winter, and effectively reducing solar heat gain, saving money on powering HVAC systems. Window treatments can even be controlled by a time clock during the hottest midday hours to maximize the energy efficiency of an HVAC system.

**Lutron Dimmers
Save Energy, Save Money**

Light Level	Electricity Saved	Bulb Life Extended
90%	10%	2 Times
75%	20%	4 Times
50%	40%	20 Times
25%	60%	Greater Than 20 Times

The Mortgage and Housing Market

We've included articles over the last several months on the "mortgage" situation and on the housing market decline. The market decline does exist to some degree, but as stated previously, our market is very insulated and even though there are pockets of slower moving market segments, on the whole our market continues on a level sales pace. There are good deals to be had out there, so don't hesitate to look around if you're in the market for a new home. But remember that you can't be in the top of the market on both ends. If you're going to get a "deal," on your next house, you're going to have to give a little on your existing one.

We'd like to extend one more gentle reminder. If you are currently looking at a new home purchase or refinancing (because you can improve your rate or combine a first and second mortgage into a new first mortgage), please research the mortgage lender market thoroughly, and stay with a reputable lender, be

it a bank or a mortgage company, that has a local presence. We have many area lenders who have been around through many ups and downs, have competitive rates, provide all the proper documentation on a timely basis, and who don't overcharge at the end with excess fees. Over the last several years, we've had more than a handful of buyers who have not made it to the settlement table on schedule when they've chosen an internet based lender who promised a great deal and then couldn't follow through. Your friends and neighbors, who have purchased new homes or have refinanced, are a good reference source, and also the Better Business Bureau will be happy to answer your questions as to whether they have had complaints. If no one has ever heard of the company you're considering, it may serve you well to continue your search for a better known entity. This is a major expenditure and deserves to be well referenced.

RECEIVE \$\$\$\$\$\$\$\$\$\$

Wheatland Introduces Bonus Program for New Home Buyers Receive Furniture, Accessories and Rugs from Good's Furniture and Flooring

When Purchasing a Beautifully Appointed Inventory Home
Qualified Homes are Located in Grantham Crossing, Penn Valley,
Cider Press Estates, Foxwood Glen, Silver Fox Estates and Junction Road

Wheatland Custom Homes has teamed up once again with our trade partner,
Good's Furniture and Flooring, to provide our homebuyers with a great deal!
This offer is available with a valid contract and must be verified and
coordinated through Wheatland's office prior to store visit.
Pricing is calculated on Good's green tag everyday sales price.

Bonus Certificates Available in the Amount
of **\$10,000** (for Home Packages Over \$350,000)
or **\$7,500** (for Home Packages Under \$350,000)
OFFER ENDS 10/31/07



You Can Still Achieve Energy Savings

Homes built before the ENERGY STAR rating can still achieve some energy savings by following these guidelines:

1. Clean and/or change your furnace and air conditioning filters on a monthly basis.
2. Add a programmable thermostat. Manufacturer's suggest this can provide up to a 30% savings.
3. Keep vents and air returns free of obstructions for best airflow.
4. The basic difference in the HVAC systems before and after adopting the Energy Star program is in the Seer value assigned to the air conditioning system. Our geographic area is still considered to have a lower cost of operation for air conditioning systems as our season is much shorter than the southern and southwestern states. Our furnaces continue at 90+ efficiency and provide great value to our homeowners.
5. Have your HVAC system serviced regularly as recommended by the manufacturer.
2. Keep doors tightly closed and maintain weather strip to eliminate air leakage.
3. Make sure windows are tightly closed and locked. Most of today's windows require the locks to be in place to fully seal the window from air penetration.
4. Replace light bulbs as needed with energy efficient bulbs, even switching to more efficient compact fluorescent bulbs when possible.
5. Keep areas under and behind refrigerator free from dust. Dust tends to clog the area underneath due to the cycling off and on of the cooling unit. Cleaning this area on a regular basis allows the unit to work at it's maximum efficiency.
6. On very warm days, close the blinds in those rooms that get the most direct sunshine to minimize heat gain.
7. Lower the hot water heater temperature. Most factory preset systems are still more than adequate for household needs.
8. Run the dishwasher only when you have a full load.
9. When you must replace appliances, replace them with an ENERGY STAR rated model for the most efficient use of both electric and water.
10. Run your washer and dryer with full loads, and when possible use them in the evening when outside temperatures have cooled down.

Here are some additional energy saving tips:

1. Turn off lights and equipment (if possible) when you leave a room. Many of today's cell phone chargers, etc. draw power whether the device is attached to them or not.

Lots Available

Cider Press Road, Lower Paxton Township

Private country location, daylight basement, 2.45 acres with great access to major highways.

Contact: Howard Hanna Real Estate, Harry Hasting (717) 652-7260

Turtle Lane, Hampden Township

Private wooded lot available for smaller home, Daylight basement.

Contact: Howard Hanna Real Estate, Hillary Bitting (717) 761-1910

Silver Fox Estates, Fairview Township

One plus acre lots, well and septic, packages ranging from \$350,000 to \$450,000. Coming this fall.

Contact: Wheatland Custom Homes, Rick Martin (717) 560-3400

Wheatland Welcomes New Community

Wheatland is excited to begin construction on our first Inventory Home available for sale in Cider Press Estates, located off Siddonsburg Road in Fairview Township. This community features 1+ acre lots, with private well and septic systems, and a gently rolling terrain, allowing for some daylight basement sites as well as more level home sites.

Hill office. The elevation for our first home is shown in the "Tour Wheatland Homes" section of our Newsletter, and this home includes our Old World finish package including beaded siding, stone stucco and brick exterior, beaded inset doors, arched doorways, large trim moldings, oil-rubbed bronze hardware, and maple cabinetry with solid surface counter tops.

The package price range in this community will be in the \$450,000 to \$550,000, and the homes will be marketed by Hillary Bitting of Howard Hanna's Camp

We're excited about this new location and have 12 home sites available to our homebuyers.



NEWS FLASH ... It's Finally Happening!

After over two years of planning, Silver Fox Estates is finally happening. One final review remains to be completed by DEP, which they've promised to complete by mid-November. Forty-six beautiful one acre plus lots, nestled amid the rolling countryside of Fairview Township will be available for sale. Located off Highland Road, the homes will be priced from \$400,000. Call our office today for details.

Wheatland Rewards

Have YOU Received a Good's Reward Yet?

You bring us a homebuyer for one of our spec homes or a custom home, or a custom addition, and we'll give you a reward! All you have to do is fill in the coupon below with your name, and the potential customer's name, and when their project either settles (for an inventory home), or begins construction (for a custom home or addition), we'll send you a reward!

\$1,000 Good's Reward in Furniture, Accessories or Rugs
for One of Our Inventory Homes, a Custom Build Project or Large Scale Addition

Name of Referral Customer or Subcontractor or Supplier
Name of Future Customer you are referring
Area or Community of interest

Our apologies, but by law, realtors cannot participate in this promotion.

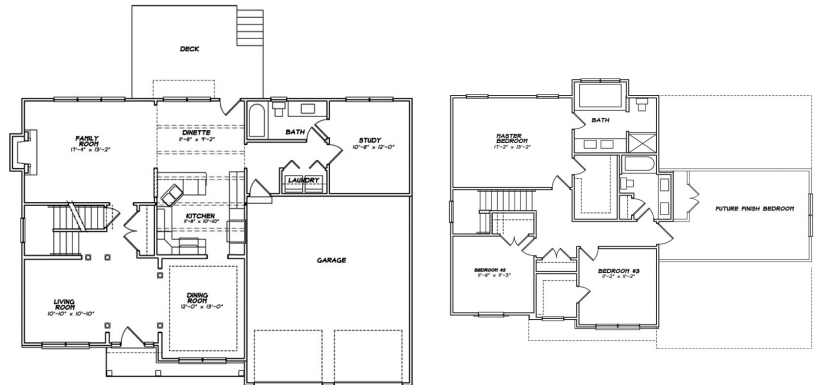
Offer Expires 12/31/07

(Note: Coupon not valid on prior sales or referrals and some restrictions apply.)



Parade of Homes

September 29th through October 7th
 Weekdays 4:00 to 7:00 PM
 Weekends Noon to 7:00 PM
FREE Admission



Visit Us During the Parade! Penn Valley in East Pennsboro Township See Page 2 for Features & Directions

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Visit Us on the Web!

www.wheatlandhomes.com