

# Glen Arbor

## Grand Blanc's Newest Resort-Style Condominium Community



Enjoy community amenities including clubhouse, swimming pool and tennis.

### New Condominiums from the \$160s



\* Located in The Glens of Grand Blanc. Follow I-75 North to Saginaw Rd., exit 106. East on Perry Rd. Located on the South side of Perry, just past Belsay. (Only 20 minutes North of Clarkston)



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www.WestminsterAbbeyHomes.com

- Maintenance-free lifestyle
- Spacious ranch plans
- 2-bedroom / optional study, 2 baths
- Great room, formal dining room, kitchen with nook
- 2-car attached garage
- Highly acclaimed Grand Blanc schools.

Models Open Daily 12-6 p.m.

Brokers Welcome!



# Air conditioning systems have different efficiencies

There's still a little nip in the air, but it's not too early to start thinking about adding a home cooling system or replacing an old one that constantly needs repair.



LARRY KAUFMAN

The first rule of thumb is that bigger isn't better and smaller isn't cheaper.

The only way to determine the proper size for a central air conditioning system is a heat loss/heat gain calculation. Your dealer or heating/cooling contractor will make these measurements through a computer program. To do otherwise is strictly guesswork and will result in uneven cooling at best, not to mention added expense.

Beware, some contractors will simply replace your old unit with one of similar size, not taking into consideration that the original size could be incorrect. Others will base their estimate on their professional experience, not taking into account the insulation, air infiltration, basement, attic or overall construction of the house.

The air conditioner serves two purposes - to cool the house and to remove humidity. In Michigan, air conditioning units tend to be undersized, resulting in not enough cooling on very hot days.

One last thing to remember is that high-efficiency units don't offer more cooling power. Rather, they use less energy to produce the same output as a less-efficient unit, so it will cost less to power it.

But if a cooling unit is too big, it runs only a short amount of time and doesn't remove the humidity from the house completely. The result is a cold, clammy house that's not very comfortable.

Most computer programs that "size" air conditioning systems offer a 12-degree, 15-degree and 20-degree temperature difference.

If it's 93 degrees outside, for example, you may want your air conditioner to be able to keep your house at 73 degrees. If you only design your system to a 12-degree differential, the house only would cool to an uncomfortable 81 degrees.

Be forewarned that in a competitive bidding area such as southeastern Michigan, many dealers use the 12-degree differential to keep prices down.

You can tell if your system is properly sized if the air conditioner runs 50 percent of the time on an 87-degree day. If it runs less, the unit is oversized. If it runs more, the system is undersized.

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Rather, they use less energy to produce the same output as a less-efficient unit, so it will cost less to power it. Air conditioners are measured in SEER - Seasonal Energy Efficiency Rating - with a SEER of 10 being a standard rating and 13 being a high-efficiency measure.

If you decide to get a high-efficiency product, your dealer should explain the additional cost, as well as the expected annual savings.

I hope this helps you keep your cool this summer.

Larry Kaufman of DTE Energy's Residential and Small Business Marketing group has conducted more than 50 energy savings workshops for the utility and is an expert advisor on home energy efficiency.

## Check, to be sure, if you suspect radon in basement

### FOR AP WEEKLY FEATURES

Cracks in your basement floor from which you believe radon gas may be creeping in? Before you do anything about that floor, test for radon to be sure.

Better yet, have a professional make the test for you. Another reason for contacting

a professional: You might need to install a system to exhaust the vapors if radon is present in a dangerous concentration. The concentration of radon should be checked both before and after the concrete is sealed.

Sealing the cracks in the floor of your basement might be all

that you need to do.

Then again, perhaps more work will be needed. In any event, use a polyurethane concrete caulk.

You are dealing with simple, old-fashioned gas vapors.

There doesn't seem to be much pressure associated with radon vapors, so most concrete caulks will do.

## Hobby room offers retreat

### FOR AP WEEKLY FEATURES

Every new home could use space for a hobby room. It's a place where you can retreat from the outside world and spend time doing what you most enjoy - whether sewing, potting, painting or sculpting. You'll want to make sure that your hobby room is large enough for a few tables, shelves and easels, and maybe even a sink. That way, you can be working on several projects simultaneously. Another important aspect is lighting. Plenty of windows and even some skylights will provide enough natural light to reduce eye strain and keep the area cheery and bright.

## WOODFIELD

A Raymond Floyd Golf Course Community

## Maintenance-Free Condominium Living In an Award-Winning Golf Course Community

Oakland County's Best Golf Course Value!



GolfView Condominiums

from the \$230s

- Luxury detached condominium homes on golf course
- Dramatic open 1-1/2 story style
- 2 bedrooms / optional 3rd bedroom loft or study
- 3 full baths
- Main floor master suite
- Side-entry 2-car attached garages
- Daylight basements prepped for future finish

Player's Club Condominiums

from the \$160s

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- 2 bedrooms / optional study with 2 full baths
- Main floor master suite
- 2-car attached garage
- Daylight basement prepped for future finish
- Surrounded by golf and nature



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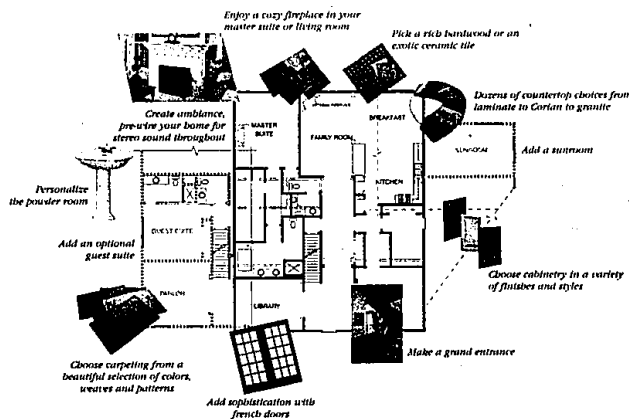
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# Tadian Homes

Building Your Idea Of A Home



At Tadian Homes, our philosophy is to build homes that give you the greatest value and the most flexibility in floor plan design, and do it better than any other builder in southeast Michigan. That's why we

offer real choices - distinctive floor plans, flexible interior options, many upgrades, and a truly personalized experience to pull it all together at our fabulous Design Center. We invite you to visit any of our

locations and see for yourself the exceptional homes we build and the outstanding communities we develop. Tadian Homes, proudly building *Your Idea Of A Home*.

### Madison Heights

Pine Ridge Manor Estates  
Single-family homes priced from the \$240s.  
Located on the north side of 13 Mile Rd., just east of John R. Rd.  
(248) 307-0506

### Oakland Township

Oakland Meadows and Oakland Knolls  
Single-family homes priced from the \$350s.  
Located on the west side of Rochester Rd., just north of South Rd.  
(248) 651-8070

### Rochester Hills

Sanctuary in the Hills  
Luxury condominiums priced from the \$400s.  
Located on the north side of South Blvd., just west of Crooks.  
(248) 299-5101

### Meadow Creek

Single-family ranch-style homes priced from the low \$300s.  
Located on the west side of Crooks, just north of South Blvd.  
(248) 299-5032

### Southfield

The Village at Cornerstone  
Condominiums priced from the mid-\$120s.  
Located on the west side of Greenfield, just east of 9 Mile Rd.  
(248) 670-6570

### Sterling Heights

Towns of Orchard Square  
Townhome condominiums priced from the mid-\$170s.  
Located on the west side of Mount Rd. between 15 and 16 Mile Rd.  
(586) 795-3008

### Troy

Cedar Ridge Estates  
Single-family homes priced from the low \$300s.  
Located on the north side of Big Beaver, just east of John R. Rd.  
(248) 740-1534

### The Enclave of Troy

Luxury condominiums priced from the \$180s.  
Located on the northeast corner of Whittles and John R. Rd.  
(248) 680-9505

### Woodglen Park

Single-family homes priced from the \$360s.  
Located on the west side of Dequindre, just south of Warren.  
(248) 740-9776



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