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Issue #7

October 2011

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## DAC Homebuilders Spotlight



**Tim Raley**  
**Metro Carpets**

*"Tim Raley is an individual with class who ALWAYS gets the job done on time, in budget, and with the highest caliber of quality. We want to thank Tim for his past service and we look forward to working with him and Metro Carpets for years to come."*

*-DAC Team*

Dear David,

DAC Home Builders & Home Renovations provides a monthly newsletter to keep in touch with our customers, friends, suppliers, and contractors. In our newsletter you will find informative articles on home maintenance, new building products, and the new home market in the Middle Tennessee Area.

In this Months Edition we feature Tim Raley of Metro Carpets in the Spotlight Section, "What is the Truth about Williamson County Home Values" from the desk of Brent Beard, and "Mold in the Home."

Feel free to forward our newsletter to a friend, family member, or co-worker as we want to show Middle Tennessee what the DAC Team has to offer.

 [Forward to a Friend](#)

## What is the Truth about Williamson County Home Values?



Last month we discussed interest rates and how they impact home

Tim Raley and Joe DeFatta have a longstanding relationship that spans over 15 years and began in Northern Virginia. When Tim took a job with Metro Carpets in 2010, DAC immediately changed flooring vendors to keep the relationship with Tim.

Metro Carpets is a full service flooring vendor. Metro handles all of the custom hardwood floors, custom ceramic floors, custom backsplashes, and carpet in all of DAC's new homes and renovation projects. Metro has a full line of product and a knowledgeable designer in Lindsay Strickland.

The installation crews are professional and courteous and the warranty department is second to none.

DAC's customers are always pleased with the selections and design help of Lindsay in the showroom and the service and installation crews overseen by Tim Raley.

Frank Jones, Owner of Metro Carpets, has put together an excellent organization and one that we hope to use for years to come.

We want to thank Tim Raley and Frank Jones of Metro Carpets for giving our projects their individual attention and for providing top notch design and installation to service our custom homes and renovation projects.

## Quick Links

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buying decisions. Interest rates are only one aspect of buying and selling your home and rates remain powerfully low to help manage your budget and leverage a favorable marketing position for your potential sale. In our opinion, the main driver to increased home values is job creation, thus the unemployment rate. With that said, this week we continue to hear about a lagging economy, continued national housing weakness and more foreclosures hitting the market that will depress pricing and cause more chaos in an already struggling market. There is one fact that remains true.... real estate is a localized industry; therefore, how the local economy trends home sales and values are sure to follow. With the dichotomy between the national media reporting real estate statistics and the fact that real estate on many levels is all about location, location, location, let's look at the truth about Williamson County.

During a State of the County Address in July, Williamson County Mayor Rogers Anderson stated, " Our workforce continues to perform upwardly and positively. The latest released numbers indicate that Williamson County is doing well in comparison with other counties, with May unemployment rate of 6.6%. With new jobs growth in excess of 2,000 in the past year, you can see that there are a number of businesses that have expanded and/or relocated and are now calling Williamson County their home."

While unemployment in the county has ticked up a bit to 6.8% in August, we continue to hear of companies like Vanderbilt and General Motors expanding their foot print in the area. Simply, this continues to have a positive impact on home sales and values.

The Williamson County Association of Realtors (WCAR) August report states: There are about 100 more home sales in the first 8 months of 2011 than at the same point in 2010. The median sales price for a single-family home is approximately the same from the beginning of 2011 at 349,900 in August. This is up slightly from the August 2010 median sales price of 341,500. Average Inventory decreased from 2332 in August 2010 to 2148 in August 2011, showing a continually steady move in residential inventory.

There you have it, your home value continues to remain strong and homes are selling in Williamson County. We at DAC choose not to react to ongoing sound bites from the national media as they continue to apply their macro reporting to our local market. We choose to steadfastly focus on our local market and our growing business. We are firmly committed to listen to WHAT IS IMPORTANT TO OUR CLIENTS and build top quality homes at fair market prices.

Until Next Time,

*Brent*

*Brent Beard is a licensed Real Estate Affiliate Broker in the State of Tennessee with Benchmark Realty and Managing Partner of Community Solutions Group LLC.*

615.278.4112

**Mold in the Home**

Join Our Mailing List!

## Our Latest Project

### Glenellen Home

This home started as a speculative home and was purchased during framing. The homeowner had the opportunity to change a few things and add some touches to make the home fit their personal needs. We were very pleased with the outcome of this custom home.



Although mold is an essential component to the outside environment, mold growing indoors can have very negative effects. In fact, mold growth within a structure can present a variety of problems for the structure as well as those working or living within the structure itself. There are over 100,000 different kinds of mold in the world today.

Many mold spores can easily grow indoors because of the favorable conditions and lack of outside contributing factors to consume or destroy their growth.



### **Structural Effects of Mold**

The Occupational Health and Safety Association states that " Problems may arise when mold starts eating away at materials, affecting the look, smell, and possibly, with the respect to wood-framed buildings, affecting the structural integrity of the buildings."



### **Health Effects**



## Communities

**Bent Creek, Nolensville  
Bennington, Nolensville  
Glenellen, Brentwood  
Ladd Park, Franklin  
Silver Stream, Nolensville  
Tuscany Hills, Brentwood  
Willow Springs, Franklin**

**BIG DEVELOPMENT  
NEWS COMING SOON!!!**



## Contact

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The exposure to Mold can vary in significance of health related problems for individuals ranging from mild to severe symptoms. Senior Citizens and babies are those most affected by exposure to mold because of the lack of strength of their immune system.

#### **How to Prevent Mold**

1. Keep the humidity level in your home between 40%-60%. Use an air conditioner or dehumidifier during humid months and in damp spaces.
2. Be sure your home has enough ventilation. Use exhaust fans, which vent outside your home from the kitchens and bathrooms. Make sure your clothes dryer vents outside and is free and clear of debris.
3. Fix any leaks in your roof, walls, or plumbing so mold does not have moisture to grow.
4. Clean up and dry out your home thoroughly and quickly after flooding (24-48 Hours).
5. Add mold inhibitors to paints before painting.
6. Clean bathroom with mold killing products.
7. Remove or replace carpet and upholstery that has been soaked and cannot be dried promptly. Consider not using carpet in rooms or areas of your home that may be exposed to moisture (bathroom, kitchen, basement).

## What's Going on with DAC???

### Tonya Esquibel Radio Show



Joe DeFatta, President of DAC Homebuilders, is a regular guest on the Tonya Esquibel Radio Show on Super Talk 99.7. The show runs on Saturdays from 11:00-1:00. Mr. DeFatta and Mrs. Esquibel discuss the current housing market, trends, and custom homes during a 15 minute segment every week.

Check our [Blog](#) & [Facebook](#) page every Friday to find out exactly what time Mr. DeFatta will be calling in.

To listen tune into 99.7 FM or [Click Here](#) to listen on the internet!

### Market Homes

### Bent Creek Lot 5226



Click [Here](#) for more information on our Market Home in Bent Creek!!!  
It is currently in drywall, with plenty of time to choose your finishes!!!

### **Glen Ellen Lot 19**



Click [Here](#) for more information on this Market Home in Glen Ellen!!!  
It is currently at the foundation stage so there is tons of time to choose your finishes.