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**615.484.9567**



**Issue #6**

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### **DAC Homebuilders Spotlight**




**Mike Felix**  
**Felix Enterprises**

*"The Felix Family has worked with DAC since the inception of the company in 2007. The Felix's have provided top quality workmanship, competitive pricing, and service that is unmatched. We want to thank the Felix's for their past service and we look forward to working with*

**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.

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](#)

### **Are You Taking Advantage of Low Interest Rates?**



For several months, we continue to see interest rates continue to lower to historical levels. Whether you are buying, selling, or planning a home renovation project, there are several ways you can leverage these rates and gain peace of mind while managing your budget.

It seems obvious that when buying a home that you shop for

*them for years to come."*  
*-DAC Team*

Felix Enterprises was started by George Felix in August of 1995, his son Mike Felix became involved in the family business and is now running the day to day operations with the help of George. Felix Enterprises has wired every home that DAC has built since 2007.

Felix Enterprises is a professional company from top to bottom. George and Mike are outstanding to work with, as well as Kathy Hatch in the office, and the guys in the field are not only good electricians but they are knowledgeable and courteous. Mike Felix gives our customers peace of mind about the electrical work going into their home. We conduct an "Electrical Walk" after framing with Mike and the Homeowner to discuss different aspects of the electrical work. At this point the customers can place TV Outlets, Phone Jacks, and Data Lines where they want as well as any other special features they would like to include.

We want to thank Mike and George for giving our projects their individual attention and for providing top notch field electricians to service our custom homes and renovation projects.

## Quick Links

[DACNewHomes.com](http://DACNewHomes.com)

[DACHomeRenovations.com](http://DACHomeRenovations.com)

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the lowest interest rate in the market. When doing so, remain cognizant of the total cost associated with receiving the low rate. Total cost can vary with concern to points paid, administrative costs, and other expenses to close the loan. Moreover, from a new construction stand point, many buyers are interested in extended rate lock programs to manage their budget. Mortgage lenders will offer a low cost to no cost extended lock program for up to 4 months, many with a free rate float down option if interest rates continue to drop.

Selling a home can be daunting and time consuming. Along with pricing to market, minor repairs, staging, and keeping the house clean for the last minute showing, have you considered including buyer finance options as part of the market price or negotiations. We are not recommending owner financing, however, you can position your home favorably by offering an interest rate buy down, offering to pay for buyer closing costs, and/or offering an interest rate lock. Take a look at the entire transaction and use financing to offer more value for your home in the market.

Home renovations are always fun and exciting. You know what you want to change, add, and improve and with such low interest rates, renovations have become more affordable and now could be the time to start that project.

The team at DAC Homebuilders is completely aware of budget management and assisting our clients with all stages of construction, however, we do recommend that you contact a loan specialist for your lending needs. If you don't have one in mind, contact us and we will provide contact information for our trusted lenders. These are folks who we have done business for many years and have always out performed others in the industry.

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.

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## Our Latest Project

### The Bellvue Porch

This porch was custom designed to meet the needs of the client. This porch features; 2"x6" Decking, Custom Designed Railing System, Custom Arch Tops, Columns with Trim Detail, Bead Board Ceiling, Concrete Patio for Grilling, 2 Ceiling Fans, 5 Can Lights and it measures 17' x 39', so there is plenty of room for entertaining guests!



## Products Used by DAC

### Techshield Radiant Barrier



LP TechShield is a radiant barrier roof sheathing that helps block radiant heat from coming through the roof and into the attic. By installing LP TechShield on your roof instead of traditional osb roof sheathing you could potentially reduce the size of your HVAC equipment, reduce your monthly air conditioning bills p to 17%, and could qualify for utility rebates.

The radiant barrier on LP TechShield is made by gluing a thin layer of aluminum to a sheet of OSB Sheathing. When the foil has adheard to the sheathing it is then "incised" creating VaporVents. The VaporVents not only help the TechShield dry faster during construction but allow moisture from your attic to escape creating a less habitable place for mold to grow.

How does it work? The thin layer of aluminum acts as a mirror to reflect the sun's heat away from the home. "Standard roof sheathing lets 90% of the roofs temperature enter the attic, where LP TechShield only lets in 3% of the heat," says David Drew from LP Building Products.

DAC Homebuilders chooses to use LP Techshield as sheathing on all of our roofs, yes there is a small difference in cost, but we believe in the long run that it is going to save our customers money on their utility bills and we strongly believe in the system. We will continue to use this product in the future and pass on the benefits to our customers.

### Low E Glass Windows



## Communities

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

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

Check Back in the October Newsletter



## Contact

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Low-Emmittance, better known as Low-E, coatings are microscopically thin metallic oxide layers deposited on a window surface primarily to reduce the U-factor by suppressing radiative heat flow. The principal mechanism of heat transfer in multilayer glazing is thermal radiation from a warm pane of glass to a cooler pane. Coating a glass surface with a low-emittance material and facing that coating into the gap between the glass layers blocks a significant amount of this radiant heat transfer, thus lowering the total heat flow through the window. Low-E coatings are transparent to visible light. Different types of low-E coatings have been designed to allow for high solar gain, moderate solar gain, or low solar gain.

DAC Homebuilders chooses to use Low E Glass Windows, and yes there is a difference in cost, but we believe in the long run it is going to save our customers money on their utility bills and we strongly believe in the design of these windows. We will continue to use this product in the future and pass on the benefits to our customers.

## PEX Plumbing



PEX Plumbing stands for, cross-linked polyethylene pipe. After going through several processes, the material becomes durable for extreme temperatures (hot or cold), creep deformation which happens from long-term exposure to stress, and chemical attack from acids, alkalies and the like. All of this makes PEX an excellent piping substance for hot and cold water systems, especially since PEX is flexible and well adapted for temperatures below freezing all the way up to 200 degrees Fahrenheit.



## DAC Home Renovations

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Some benefits of PEX Plumbing are; it is an adaptable and easy to use system, it has fewer fittings making it less likely to leak, and it is resistant to bursts in cold weather.

## 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 Home



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

[Forward email](#)



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