

The Punch List

Voice of The Home Builders Association of Transylvania County, Inc.

P. O. Box 1174 . Brevard, NC 28712 . Phone (828) 862.3239 . Fax (828) 862-5608 info@hbatc.org . www.hbatc.org

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President's Letter

Tim Robinson, President

Greetings to all of the members of The Home Builders Association of Transylvania County.

This is my last "Presidents Letter" to you, and I would like to take this opportunity to say a few things.

First and foremost, thank you for the opportunity to serve as your president over the last two years. It has been a challenging time with the economy being what it is, with budget shortfalls, and with loss of members, mostly due to the lagging economy. I want you to know that the board and I, along with Patsy Sexton, our Executive Officer, have worked hard to keep our head above water, and it has not been easy. We have had to cut back on meetings, going from monthly to bi-monthly. While this decision may not be popular, I assure you it was necessary. We have had to seek a new place to hold our meetings because the restaurants we had chosen went out of business. We have worked very hard recruiting sponsors for our golf tournaments. The golf tournaments are our biggest fund raisers, and without those funds, we would not be able to continue.

All that said, I would like to remind you why you are members of this organization.

First, it allows you to gain benefits from being members of both your state and national HBA's. There is a tremendous amount of information and services available from these two organizations, if you ask for it.

Second, it allows you to be a part of a local group of people who care about our community and want to make it a better place. Every year we do service projects. This year

we teamed up with Henderson County HBA and worked on a house for an elderly woman who really needed it. We have a scholarship for a student going into any trade or profession that is in the building industry. We provide the "Santa Float" for the annual Christmas Parade in Brevard.

And third, and what I feel is the most important reason, is fellowship with other builders, suppliers, realtors, bankers and subcontractors. It is valuable to hear the thoughts and concerns of other builders, to hear how they do things, to

hear their problems and how they dealt with them, and to meet someone face to face, get to know them, and become their friend.

I will admit there have been times when I did not want to sit down and write this letter each month. My life is very full right now, and finding time for Home Builders has been a struggle sometimes, but I do not regret it. It has been good for me in more ways than I can write here. So, in closing, I thank you for having faith in me to act as your president, and I encourage you to be active and help our new president and officers.

Get involved! You are each a valuable part of our HBA and have talents and skills that will insure we survive these tough times. Your participation will grow our organization, benefit our industry, improve our community, and strengthen the bonds with fellow members.

Thanks again, and may God bless you as He has me.

Tim



From the Building Director

The following permits were issued for the month of October 2010 along with a comparison of October 2009.

	October 2010	October 2009
New Houses - County	7	9
New Houses - City	1	1
Remodels - County	14	18
Remodels - City	6	2

New Codes are available at www.ncbuildingcodes.com. As of June 22, 2007 the 2006 Residential Code Book is available at www.iccsafe.org or by calling 800-786-4452.

By Reservation Only

Please RSVP by Monday, November 15

**862-3239 or e-mail hbaoftc@citcom.net
to reserve your place**

**Next Meeting - November 18
That is THIS Thursday!**

New Location!

Hickory House (was Traci's Farmhouse)

1196 Country Club Road
Brevard, NC 28712

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November 18


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Officers

President • Mike Krauter
828-884-6659 • mkrauter@citcom.net

1st Vice-President • Steve Blythe
828-883-3526 • hsblythe@yahoo.com

2nd Vice-President • John Holbrook
828-966-4400 • john@holbrook-nichols.com

Associate Vice President • Bob Speight
828-884-8595 • rispeight@citcom.net

Secretary • Phyllis Goff
828-884-6712 • alauelhaven@yahoo.com

Treasurer • Carole Gaston
828-883-4844
cgaston@ashevillevillagesavings.com

Past President • Tim Robinson
828-883-2436 • trobinson1@citcom.net

Board of Directors

Brent Chapman • 828-883-3526
radchap@yahoo.com

Chuck Gilmore
828-884-8595 • pe8055@citcom.net

Doug Harris • 828-883-5535
dharris@harrisarch.com

Gary Daniel • 828-862-3587
gdaniel@citcom.net

Pam Landreth • 828-884-3649
pam_landreth@ucbi.com

Presidential Appointment
Ken O'Shields
828-883-3547 • ceelectric@mtnisp.com

Executive Officer
Patsy Sexton • 828-862-3239
hbaoftc@citcom.net

Be a Builder of Your Association

Sign up for a Committee!

Please give back to your association! The following committees are being formed for 2011 and need your participation:

Legislative/Build-Pac

Special Projects

Spike/Membership

Programs

John Holbrook

Socials

Brent Chapman

Scholarship

Doug Harris

Golf Tournaments

Doug Connell

Public Relations

Ellen Whitesel and
Chuck Gilmore



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From the Desk of Your EO

Patsy Sexton

If you would like to have your e-mail address included on our web site, please call the office at 862-3239 or e-mail me at hbaoftc@citcom.net with the information. Also, please check your e-mail address on the web site at www.hbafc.org; and, if it is incorrect, please let me know. Thanks for your help!

It is time to sign up for an ad in the newsletter. Cost is only \$90.00 for an entire year of advertising. You may e-mail me at hbaoftc@citcom.net or call the office at 862-3239.

Thanks for Renewing!

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2011 Officers & Board

The following Officers and Directors for the year 2011 were elected at the October General Meeting:

President	Mike Krauter
First Vice President	Steve Blythe
Second Vice President	John Holbrook
Associate Vice President	Bob Speight
Secretary	Phyllis Goff
Treasurer	Carole Gaston
Past President	Tim Robinson

Board Members

Brent Chapman	Gary Daniels
Chuck Gilmore	Doug Harris
Pam Landreth	

Presidential Appointee	Ken O'Shields
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Underbuilt Single-Family Housing Markets

Reprinted from <http://eyeonhousing.wordpress.com> - 11/5/10

New research by NAHB economists Robert Denk and Paul Emrath highlights the significant extent to which much of the U.S. single-family housing market is underbuilt following the severe decline in production that has taken place since 2006. This "underbuilt" condition is present in the sense that excess or pent-up demand for new construction exists, compared to the long-run trend we would expect if housing, labor and credit markets were functioning normally and generating a normal rate of household formations.

Focusing on single-family building permit data, the report shows that, while overbuilding did occur to a significant extent through the end of 2005, this condition was worked off soon afterward by record low rates of production that dropped to a million units per year below trend. The findings suggest that the underbuilding represents a significant pent-up demand that will at some point need to be worked off and begin to affect single-family housing production in a positive direction.

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Spike Club

As of September 30, 2010

John Wimberly
Life Spike: 298 credits

Tim Robinson
Life Spike: 150 credits

Doug Connell
Life Spike: 121.50 credits

John Holbrook
Life Spike: 121 credits

Steve Blythe
Life Spike: 100.50 credits

Stanley Pinson
Life Spike: 41 credits

Randall Blythe
Life Spike – 35.50 credits

Gil Coan
Life Spike – 34 credits

Cammy Cabe
Life Spike – 32.50 credits

Scott Elliott
34 credits

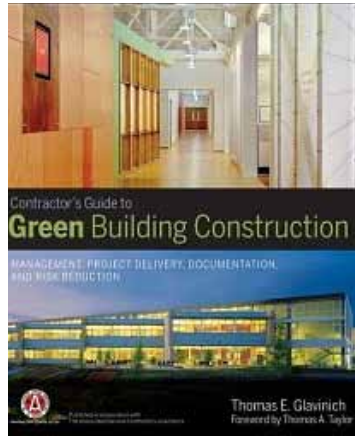
Phillip Jerome
18.50 credits

Dave Hogsed
13 credits

Jay Coan
12 credits

*Please note that NAHB has removed those Spike Members who failed to earn 1 new or renewal credit in Membership Year 2007.

NEW TOOLS



Contractors Guide to Green Building Construction: Management, Project Delivery, Documentation, and Risk Reduction

Written specifically for contractors, this “how-to” book enables you to meet the challenges of green building construction. You’ll discover how constructing environmentally friendly, sustainable buildings influences project management, delivery, documentation, and risk. Moreover, the book guides you through these important considerations at all phases of a green construction project, including:

- Bidding and contracting
- Managing green design when the contractor works as a design builder
- Subcontracting
- Procurement
- Construction management
- Project commissioning and closeout

(Images and Publisher’s Description courtesy of www.amazon.com)

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Is Sagging Floor a Major Problem?

Improperly sized floor joists. Floor joists should be 2x10 Yellow Pine or Douglas Fir.

This is a bad statement on several levels.

- A. Improperly sized floor joists rarely sag. They may well be bouncy, but a sag indicates permanent deflection – a rarity. There are many more sagging ceilings than floors, mainly because ceiling joists are more likely overspanned than are floor joists.
- B. Floor joists need not be 2x10, they could be anything: 2x6, round poles, 2x12, 4x8, any of dozens of manufactured I-joists, etc. Saying a floor joist should be 2x10 is like saying baseball is the Mariners, and little league and Willie Mays, and bringing your mitt to a ball game, and home runs, etc. The right sized floor joist depends on loading and span, both of which can vary wildly.

C. Floor joists need not be Yellow Pine or Douglas Fir, they could be Hem Fir, Cedar, Redwood, Oak, a manufactured I-joist, you name it. There is no wrong material for a floor joist, you generally pick the most cost-efficient, code-compliant one.

The floor joists’ span between supports may be too long.

It’s true that an overspanned joist can cause problems but not likely a sag, especially with a 1st-floor system.

Decay or infestation can weaken the floor joists.

Sure, but what about the subfloor, beams, and posts? Why limit decay or infestation to just joists? Most seasoned home inspectors will tell you that rot or decay is as likely to affect the other structural components as joists.

To be continued.....

On the Lighter Side

A police officer in a small town stopped a motorist who was speeding down Main Street.

“But officer,” the man began, “I can explain.”

“Just be quiet,” snapped the officer. “I’m going to let you cool your heels in jail until the chief gets back.”

The man started again, “But, officer, I just wanted to say...”

The officer responded, “And I said to keep quiet! You’re going to jail!”

A few hours later the officer looked in on his prisoner and said, “Lucky for you that the chief’s at his daughter’s wedding. He’ll be in a good mood when he gets back.”

“Don’t count on it,” answered the fellow in the cell. “I’m the groom.”



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