

HELPFUL HINTS: CONSTRUCTION CONSIDERATIONS FOR BUILDING

The Rim Golf Club Community Association recommends the following be taken into consideration by prospective property owners in the process of planning to build a home in the Rim Golf Club Community. The recommendations are made by current home owners based upon their experience in building and maintaining their homes.

Contractor Selection

The Association will assist in any way that it can. The Association will not recommend a specific builder over other builders. We do however suggest that when a prospective property owner is planning to build a home that they request a list of references from any builder being considered and that the property owner contract the references with any questions they may have.

Materials Selections

- Decks – have a waterproof membrane placed upon the top of all stringers, joists and beams prior to decking being installed. This may prolong the life of the deck
- Consider using a foam insulation rather than a blown in or batten insulation
- Use adhesive membrane on the roof rather than standard roofing tar paper
- Consider installing metal railings versus wooden railings for decks and porches – less long term maintenance
- Consider pavers for driveways/patios/sidewalks – less maintenance
- Consider durable/harder wood for exterior beams and siding

Energy Efficiency

- Install a whole house fan in the upper floor level hallway ceiling to exhaust hot air from the home's interior during summer while drawing cool air in from the outside through windows and doors
- Consider casement windows – better air flow into the house and they seal better
- Consider geothermal, solar heating or electric heat pump over propane forced air heat
- Consider using on demand hot water system with timer versus a traditional hot water heater with a storage tank
- Use as many interior ceiling fans as possible. Also, exterior fans on any porch/patio/deck can be helpful during the summer.

Weather Proofing

- Use a metal cap or plate on top of any beam on the exterior of the home that protrudes beyond the roof line

- Consider paint rather than stain on exterior wood surfaces – longer life in our high UV area

Pest Control

- Cover any exhaust pipe exiting the exterior of the structure with fine gauge metal screen to prevent rodents/birds/animals from entering the pipe. This should include exhaust pipes from HVAC
- Screen all ridge vents with 0.25 hardware cloth prior to installing metal or tile roof finish materials
- Seal gaps in framing/finish materials during construction to prevent possible rodent entry

Landscaping

- Trees should not be placed closer than 6 feet from roof overhangs
- Existing trees – insure that care is taken to avoid placing any dirt or decomposed granite higher on any tree trunk than the current existing height of the natural dirt/decomposed granite level – long term, it will kill the tree
- Consider using a professional landscaper