

INDIANA BUILDER NEWS

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Housing hero passes away

August William "Bill" Carson, 72, of Fishers, died August 1, 2011. He was born September 3, 1938 in Beech Grove, Indiana and was a 1961 graduate of Franklin College, where he excelled in football and baseball and was active in student government and Sigma Alpha Epsilon fraternity. In 1963 Bill became Executive Director of the Indiana Builders Association, a position he held for 42 years until his retirement in 2005.

Bill was respected by those "on both sides of the aisle" as an advocate for affordable housing in Indiana. He received numerous awards during his career, and was honored by the Indiana Senate and House of Representatives when his accomplishments were entered in the Congressional Record by U. S. Senator Richard Lugar. He was also named by five Indiana governors as a "Sagamore of the Wabash" for his distinguished service to Indiana.

Bill also used his energy, money, and talents of persuasion to improve and support St. Mary's Child Center, which helps at-risk children. He founded the Godparent program and served on their Board of Directors for decades.

Bill will be remembered as a man of great generosity, loyalty, integrity, humor, and warmth. He enjoyed playing gin rummy



Bill Carson, who passed away on August 1st, was the Executive Director of the Indiana Builders Association for over four decades, retiring in 2005. He is a housing hero who will be truly missed by those who knew him.

with friends, and founded AGRA, the American Gin Rummy Association.

He loved regaling family with countless stories, and demonstrating to the unsuspecting his magic and rubber band tricks.

Bill is survived by his beloved wife of nearly 16 years, Paulette Carson; children Julie Carson Duguay (Bob), Brad Carson, Laurie Boicourt (Vic); step-son Chad Baker (Kindra); grandchildren Jesse, Kyle, Kayla, Janelle, Jaycie, and Kiera; sister Sharon Brewer; in-laws Lee and Terrie Butz, Sam and Pat Hunter, Jan and Jim Kolva, and Ric and Rhonda Butz; his loving nieces and nephews. Bill was preceded in death by his grandparents William and Billie Carson and his mother Flora Evans.

At the time of Bill's retirement, the Indiana Builders Association honored him by naming a scholarship fund after him, the IBA Educational Scholarship Foundation – Bill Carson Fund.

The center 16 pages of this issue reflect some of the photographs from his incredible career.

Online condolences may be made at <http://www.flanner-buchanan.com>, where you can see photos and read more about Bill's life.

Bill is a "housing hero" that will be truly missed by those who knew him.

IBA announces creation of Bill Carson Memorial Golf Outing

The Indiana Builders Association's Executive Committee has decided to rename the association's annual golf outing after long-time Executive Officer Bill Carson, who passed away August 1, 2011. The inaugural Bill Carson Memorial Golf Tournament will take place Thursday, September 29, 2011 at the Idle Creek Golf Course in Terre Haute.

"What better way to honor Bill Carson than to name the Association's golf outing after him," commented Doug Miller, IBA President. "Bill enjoyed golf, politics, and the housing industry. This outing will help make sure housing remains a priority in the

eyes of state and national elected officials."

Marvin Windows has agreed to be a major sponsor for the event and the course and cart rental fees have been donated by Rick Jenkins, owner of Idle Creek Golf Course.

"I would love to see each area of the state represented at the outing to honor the dedication and tireless service Bill Carson gave to this great industry for 42 years," commented Rick Wajda, IBA Chief Executive Officer. "We are planning a great event to kick-off the idea of naming the outing after Bill Carson."

Bill Carson understood the importance

Golf Outing (see page 6)

IBA Board session date moved to September 26th

The Indiana Builders Association Board of Directors will convene for their fall session on Monday, September 26, 2011 at the Hilton Indianapolis North.

The meetings are open to all members, who can attend and share their ideas.

MEETING SCHEDULE



8:00 - 9:30 am

Executive Committee Mtg.

9:30 - 11:00 am

**Local Presidents' Council / AVP's
Rural On-site Wastewater Sub.
Local Executive Officers'**

11:00 - 12:30 pm

**Housing Protection Fund Board
Remodelers'
Membership & Associates**

12:30 - 1:30 pm

**Lunch on your own with
colleagues**

1:30 - 3:00 pm

**Land Use Committee
Green Committee
Codes Committee**

3:00 - 3:15 pm

Executive Committee

3:15 - 4:45 pm

Board of Directors' Meeting

All meetings will be held at the Hilton Indianapolis North, 8181 N. Shadeland Avenue, Indianapolis, IN 46250.

A limited number of overnight accommodations are available at a discounted rate of \$89 plus tax at the Hilton. Hotel accommodations may be made on-line at: http://www.hilton.com/en/hi/groups/personalized/I/INDINH-BUILD2-20110925/index.jhtml?WT.mc_id=POG or by calling 1-800-HILTONS and identify that you are with the Indiana Builders Association.

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It's our job to carry on the legacy of affordable housing

It's nearly fall, families are hustling to get in the last few days of vacation before school begins! School, a new adventure irrespective of age or ability reminds families that routines are rooted in class time, after school activities and the ever present home study time.

Summer for remodelers and home builders has most likely been busier than spring, but as we look forward undoubtedly the question most often asked is "will our work continue to stabilize?" Perhaps the housing journey is an extension of the school year journey embarked upon in our youth. Moving forward, taking steps to build the foundations of our industry, I suspect, is an arduous task for even the most intrepid.

It's interesting that January 1st is the day recognized as a new beginning, yet every fall families begin a "new year" within that "new year". As a father of four, I felt challenged to remain focused and grounded for the well-being of my off-spring starting the "new year" more so than on January 1st. The new school year, from the first day of preschool through graduation day at college saw new challenges, new hopes, new dreams and a new level of growth and maturity for each of my children; frankly, I miss those days.

So what does a new school year have to do with home building? My years in housing suggest a large correlation: typically many families want to build or remodel at this time of the year, with the ultimate goal of being complete by the upcoming holidays. Many families have built through the spring and summer months and have moved into a new home just in time for the new school year; more specifically to live in a "school district of choice". As some families turn into empty nests, thoughts turn to building the "retirement home of choice in that ideal location".

As summer turns into autumn in the not too distant future, if you are like me, because of this industry our minds begin to think of all of the weather related modifications to the building schedule that will soon face us. Even in this relatively small state geographically, the change in weather from north to south impacts our industry substantially different; I'm already preparing mentally for the "s" word and its impact on my business in a couple of months.

On a different note, bear with me as I relate an event that occurred about a decade ago. I had the privilege of serving my local builders association as president and was given a very nice recognition in our local publication. A few weeks later, a piece of mail arrived from IBA. When opened, I was surprised and humbled to receive a "hand written" note from Bill Carson with some very generous words. Needless to say, I was surprised by the fact that Bill had his hand on the pulse of the local builders associations.

IBA and the members that have comprised IBA past and present lost a great friend, a superior housing advocate and a person of irrepressible humor this August. Bill was a legend working for the advancement of housing in Indiana for as long as I



President's Message

By Doug Miller,
GMB, CGB, CGP, CAPS
D.L. Miller Construction,
Elkhart

President,
Indiana Builders Association

have been involved in this enterprise. Bill was a visionary who helped shape IBA policy, clearly understanding that it is better to steer the ship than be the rudder, only able to react to the input given. I believe it's safe to say Bill will never be replaced; but we can continue to build upon the foundation his life gave to not only this association but to the industry he loved.

As a tribute and remembrance to Bill Carson, IBA's Build-PAC golf outing has been renamed in his honor. I believe this epitomizes the very essence of advocacy that Bill envisioned and shaped IBA into.

Bill, you will be missed by all who knew you! God bless you. Please join me in a few moments and reflection for Bill.

Let's turn our attention to membership. First, thank you to all present members for continuing to support this great state association.

At every local visit I see IBA's members gutting it out, remaining focused on the business at hand while looking for ways to build membership. I also get asked, "why do I have to be a member of my local builders association, the state builders association (IBA) and the national builders association (NAHB)? What do they do for me?"

Think a moment about your local builders association: what events do you as a member get to participate in? Perhaps a "Home and Garden" show; Parade of Homes; remodeling show; Habitat Build; Ramp a Thon; a local PAC golf outing? Most likely you have the opportunity to serve on the board of directors and shape policy that allows your community to see the "best" housing has to offer. Do you have a remodeling council, green building council, women's council? These are all opportunities for development and growth. How do you handle advocacy? Do you meet regularly with building officials? Is your builders association involved in all the municipalities within its jurisdiction?

Local builders associations have the ability to impact the community in which they function and are only limited by the desire and time the membership chooses to give. Probably stating the obvious, but the success of housing in any community can be improved with advocacy.

What about my membership with IBA? Why do I need it? What do I get out of it? What's my return on my investment?

Simply put, the Indiana Builders Association is "advocacy"! For IBA members, our price of admission allows staff to continue to carry out the mission statement of the association; (paraphrasing) make sure Hoosiers have the opportunity to buy safe,

affordable housing. For obvious reasons close proximity to the Statehouse makes this possible. Bill Carson's legacy is IBA's mission statement; concise and crystal clear.

The "model home" tax deduction is a great return on investment for every single member of IBA; builder and associate members alike. Simply stated, model homes generate sales. Sales translate into jobs for builders and associates. Good for the industry. An additional benefit for 2011; at the upcoming NAHB summer board meeting, IBA will be promoting a recommendation that IBA board of directors approved, encouraging NAHB to promulgate building codes instead of ICC. We have support from other states. Our goal is to continue to steer the ship instead of being the rudder. Think about the impact this has the potential to have on our businesses.

IBA offers opportunities for continuing education including professional designations which make all practitioners of housing better viewed by the public and ultimately more profitable. For the last 24 months, IBA's involvement in "weatherization" has not only presented business opportunities for members but has helped keep our budget in the black. How do you put a price on that?

IBA offers the Speedway gas purchase program for every member; earn discounts on gas for company vehicles and help the state at the same time. Verizon Wireless is a great deal for communication needs. Both of these programs provide great discounts and benefits for every IBA member. Along with this, you will enjoy national purchasing discounts for a variety of other products and services which when added up will offset a substantial portion of your dues.

I know you hear this all the time: but we have the very best people on Ohio Street. "Our housing team" absolutely understands housing, our association, our members and they continually forward think on behalf of all members. Most would offer that it is their job. Having been involved a bit closer this year, I agree. However, given the caliber of their recommendations and their vision they also have a "passion" for housing and this association that sets them apart.

I also place on the table that IBA's board of directors is well diversified and by giving of its' time freely, Hoosiers continue to have the opportunity to buy safe, affordable and progressive housing. Remember, if you are a director and have not been attending IBA board meetings; please honor your commitment and attend. We need your voice and input. The "American Dream" is attainable in Indiana!

We continue to work on developing membership outreach and interaction with locals. We acknowledge we need to improve; we will. Let us remember it is every member's responsibility to recruit and retain members.

IBA's tie to NAHB makes it possible for all members to avail themselves of the member services offered by NAHB, which are many and varied. In addition, IBA has participation directly with the NAHB board of directors, which assures members that

President's Comments (see page 9)

Remembering a good friend

It is with a heavy heart that I write this article after attending the “Celebration of Life” of my good friend and mentor, Bill Carson. Bill was one of the finest Executive Officers in the country for 42 years and the man responsible for hiring me back in 1996. Unfortunately, he passed away on August 1, 2011.

I can still remember vividly my interview with Bill and the subsequent quiz that he made me take on Indiana government and politics. I was a marketing major with not much interest in political science at the time and walked out thinking, there is no way I am getting the job in membership services for the Indiana Builders Association. Fortunately, Bill saw something in me other than my quiz score, and I became a quick study on how government works.

Bill’s knack for mentoring young association professionals is well known across the country, especially in the HBA world, as many have left his tutelage to run their own state and local home builders associations.

Bill would trust his staff to make their own decisions, giving them the opportunity to manage the situations accordingly. From time to time, mistakes would be made and Bill would make sure to use that as a learning opportunity on why people make mistakes and how we learn from them to become better employees and better people.

Case in point, I had never laid out a newspaper before and Bill thought it was a good idea for me to help the editor proof “The Indiana Bildor”. My job was to proof the front page. Well, somehow I did not catch the misspelling of one of our Past President’s last names on the front page (sorry, Jud). It went to print with the wrong spelling and Bill never said anything, but highlighted the mistake and pinned the front page on my cubicle wall. I thought for sure I was a goner, but when I went into his office to apologize, he explained the importance of proofing your work. Lesson learned!

IBA member to lead Real Estate Commission

Governor Mitch Daniels recently appointed Coldwell Banker Lunsford Chief Executive Officer Mike Lunsford chairman of the Indiana Real Estate Commission.

Lunsford has served as a member of the commission since September 2007. The Chairmanship is a one-year appointment.

Lunsford is a member of the East Central Builders Association, based in Muncie.

The Indiana Real Estate Commission is responsible for the licensing of commercial and residential real estate professionals in the state and for maintaining standards within the industry. The Commission can issue, deny, suspend or revoke Realtor licenses and can also investigate complaints concerning licenses or persons and take legal actions against offenders.



Inside the Issue

By Rick Wajda

Chief Executive Officer

Indiana Builders Association

During Bill’s “Celebration of Life” I got the chance to reminisce with many association members, family and friends about what a special person Bill Carson was. Bill had this amazing quality of making everyone he came in contact with feel special. Many try to emulate that quality, but with Bill it

was real and that is why he was truly unforgettable.

Bill’s social skills and public speaking abilities were masterful, making his job as a lobbyist for the housing industry a natural. Many elected officials called on him for his quick wit and his ability to use humor at the right time. Bill would always tell me that many brilliant individuals torpedo their speech during a public speaking engagement by interjecting humor at the wrong time or starting their speech with a bad joke. Public speaking was a craft Bill had mastered, and something he thoroughly enjoyed.

I know Bill Carson will always be remembered as a good friend to many. He touched so many lives during his long ca-

reer as the leading voice of affordable housing in Indiana. Among his numerous accomplishments, I think the one that is of most significance is how many Hoosiers he helped become homeowners by advocating on behalf of yet to be homeowners for safe and affordable housing. Bill’s work allowed deserving Hoosiers the opportunity to become a part of the “American Dream of Homeownership” thus creating a place they could call home, building memories that last a lifetime. Many of these Hoosiers probably never knew Bill Carson, but they certainly have benefitted from the fruits of his labor.

I know we will work hard each and every day to carry on the legacy laid by Mr. Carson for this great industry.

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Deletion adds up for builders

In accordance with the American Recovery and Reinvestment Act of 2009 (ARRA), Indiana began updating its energy codes for commercial and residential construction in 2010. The commercial energy code, 2010 Indiana Energy Conservation Code, 2010 edition became effective May 6, 2010. The public hearing for the proposed rule amending the energy conservation provisions of the Indiana Residential Code, 2005 edition (LSA Document #11-84) will be held September 16 at 10 am at the Indiana Government Center South, Conference Center Room 14, 302 W. Washington St., Indianapolis, IN. You may view the proposed rule at <http://www.in.gov/legislative/iac/20110803-IR-675110084PRA.xml.pdf>.

With an estimated fiscal impact of nearly \$2,000 per new home, increased energy efficiency requirements will impact affordable housing and cost more up-front for home builders and home buyers. Allowing the performance method of compliance can mitigate the cost - perhaps as much as \$1,000 per new home without compromising energy efficiency; therefore IBA supports inserting language to include this method in



Codes Corner
By Carlie Hopper
Regulatory Affairs Director,
Indiana Builders Association

the proposed rule.

Matthew Brown of Energy Diagnostics provided the following cost comparison of insulation levels, exterior sheathing, and raised heel trusses when using the prescriptive method and the performance method.

Insulation Levels

Prescriptive: R-20 or R-13+5 (note: 2x6-R-19 does not satisfy R-20 language for prescriptive, requires R-21).

Performance: R-13.

Average Savings: \$225-\$275/home.

Exterior Sheathing

Prescriptive: 2x4 walls require R-5 exterior and often require extension jams on windows. 2x6 walls may use OSB with R-

21 high performance insulation installed.
Performance: Typical OSB sheathing is allowed.

Average Savings from 2x4-2x6 Construction: \$500-\$1,000/home.

Raised Heel Trusses

Prescriptive: Requires raised heel trusses.
Performance: Raised heel trusses are a tradable option and are not required for compliance.

Average Savings: \$250-\$350/home.

According to Brown, "The performance method makes the code less restrictive while obtaining the same energy performance. Builders save on average \$1,000 per home utilizing the performance option versus the prescriptive option."

IBA seeks the support of its members at the public hearing to help make the increased energy efficiency requirements as flexible, attainable, and affordable as possible. For information on testifying at the public hearing or on submitting written comments on the proposed rule, please contact Carlie Hopper at Carlie@BuildIndiana.org or (800)377-6334 ext. 206.

IOSHA to fully enforce Fall Protection Guidelines beginning October 1st

Since 1985, the Occupational Safety and Health Administration (OSHA) has required residential construction workers who are working six feet or more above a lower level to be protected by conventional fall protection, i.e. guardrail systems, safety net systems, or personal fall arrest systems. The use of alternative methods (i.e. slide guards, safety monitoring systems, and warning line systems) is allowed, but as of September 16 the employer has the burden to demonstrate conventional methods are infeasible or create a greater hazard before using alternative methods. Further, if using alternative methods, a site specific fall protection plan must be written in accordance with OSHA's fall protection regulation (29 CFR Part 1926, Subpart M).

The interim guidelines were scheduled to sunset on June 16, but in early June OSHA announced a three month phase-in period from June 16 to September 15 to give residential construction companies additional time to comply. Indiana Department of Labor Deputy Commissioner-IOASHA Jeffery Carter issued a memo stating IOSHA will commence full enforcement of the directive on October 1.

Carter's memo further states that during the interim period until that date, construction employers need to be in compliance with the original fall protection guidelines. No citation will be issued for fall protection if the employers are practicing one of the following safety methods:

1. Using conventional fall protection;
2. Having a well-developed and working fall protection plan; and
3. Are in full compliance with the previously existing fall protection guidelines.

Please work with workplace safety consultants or INSafe to ensure your fall protection plans are effective and in compliance.

As part of IBA's Alliance with the Indiana Department of Labor, IBA members receive priority in scheduling a FREE INSafe Safety and Health Consultation. If interested, please complete the online consultation request form at <http://www.in.gov/dol/insafeconsultation.htm>. No fines or penalties will be levied for any safety or health hazards identified during the consultation and your request for consultation will not initiate an IOSHA inspection.

Additional information on fall protection is available at: www.nahb.org/fallprotection; www.dol.in.gov; and www.osha.gov/doc/residential_fall_protection.html.



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More changes to Lead-Based Paint Regulations effective October 4

The United States Environmental Protection Agency (EPA) recently announced amendments to the lead-based paint Renovation, Repair and Painting Program.

The rules impact those firms and contractors working in homes or child-occupied facilities built prior to 1978 where at least 6 square feet of interior or more than 20 square feet of exterior paint is disturbed.



Proactive Politics
By Gretchen White,
Government Affairs
Director,
Indiana Builders Association

The current regulations require homeowner education, work practice standards, record keeping, training, firm certifications, and prohibit the use of certain tools used in renovations.

The latest proposed amendment required dust samples and clearance testing in many renovations which would have drastically increased the cost of jobs while crossing renovations with abatement work. Thanks to vocal members in the industry and the hard work of the National Association of Home Builders (NAHB), EPA backed off this provision.

Unfortunately the new amendments do include several new requirements and changes that certified renovators and certified firms must adhere to beginning October 4.

Below is a very brief summary of several provisions that may impact IBA members.

Changes to Renovate Right Pamphlet

EPA has modified the Renovate Right pamphlet which is given to homeowners and tenants prior to renovations. The new language is on page 10 which provides information to consumers for lead-based paint dust testing. Renovators using an older version of the pamphlet should replace page 10 or consider printing the entire updated pamphlet.

Vertical Containment

To address concerns of lead-based paint contamination on adjacent properties while performing an exterior renovation, the firm must erect vertical containment "or equivalent extra precautions in containing the work area" if the renovation will affect surfaces within 10 feet of the property line. Vertical containment means a vertical barrier consisting of plastic sheeting or other impermeable material over scaffolding or a rigid frame, or an equivalent system of containing the work area. EPA provides several examples of containment systems in the rule which span from simple barriers to scaffolding in an attempt to recognize a variety of systems depending on circumstances of the renovation.

Changes to Work Practice Standards

Interior Renovation Floor Surfaces: EPA has amended the provision concerning floor surface covering requirements to allow floor containment measures to stop at the edge of a vertical barrier when using a vertical containment system that consists of impermeable barriers extending from the floor to ceiling and are tightly sealed at joints with the floor, ceiling and walls.

Exterior Renovation Ground Covering: Requirements for ground coverings on exterior renovations were amended to allow ground containment measures to stop at the edge of the vertical barrier when using a vertical containment system. Previously the ground must be covered with plastic sheeting or other disposable impermeable material extending 10 feet beyond the perimeter or surfaces undergoing renovation.

Paint Chip Collection

The amendment provides a new option for certified renovators to test for the presence of lead-based paint through paint chip samples. The certified renovator may collect paint chip samples from components to be affected by a renovation in lieu of EPA-approved test kits. Renovators must keep lab records for each sample as well as the name of the NLLAP lab that performed testing. EPA says they will contact certified renovation firms via e-mail with information on this provision and plans to modify future training to incorporate instructions.

Miscellaneous

* Adds the definition of a painted surface to include "a component surface covered in whole or in part with paint or other surface coatings." This definition was added to ensure varnishes fall under the program.

* The use of machines designed to remove paint or other surface coatings through high speed operation such as sanding, grinding, power planing, needle gun, abrasive blasting, or sandblasting, is prohibited on painted surfaces unless such machines have shrouds or containment systems and are equipped with a HEPA vacuum attachment to collect dust and debris at the point of generation. Machines must be operated so that no visible dust or release of air occurs outside the shroud or containment system.

* All HEPA vacuums used during the renovation must be operated and maintained in accordance with the manufacturer's instruction. Operation and maintenance records for each HEPA vacuum should be kept as part of the firm's general recordkeeping practices.

For additional information, a copy of the final rule, a link to the updated Renovate Right pamphlet, examples of vertical containment systems, or with questions regarding the new regulations please contact Gretchen White at Gretchen@BuildIndiana.org or (800) 377-6334 ext. 205.



Norbord asked the NAHB Research Center to compare air leakage between horizontal panels and vertical TallWall. With up to a 60% reduction in air infiltration, there was no comparison – TallWall won hands down. TallWall stretches from floor framing to top plate, making it up to 38% stronger and mid-wall horizontal joints a thing of the past.

Watch the video on your mobile device!



Build energy efficiency into every house.
Watch the video at TallWallOSB.com to find out how.



Golf Outing *(from page 1)*

of networking and having a good time among association members. One of the ways builders and suppliers like to network is on the golf course. So, back in the late 1980's Carson conceived the All Star Golf Tournament, pitting the best golfers from state home builders associations across the Midwest.

"This all started in a bar in Washington D.C. in 1987," claimed Carson. "One drink led to another and the CEO's of Kentucky, Illinois and Indiana decided to go to war on the golf course each year."

"Obviously I had less to drink than my opposing coaches," Carson said. "My record proves it!"

Carson's all-star squads went on to win 11 championships in 18 years, a record that far outdistances the other states. Illinois won 3, Kentucky won 3 and Iowa 1. Iowa and Wisconsin were new teams to the tournament.

Upon his retirement, Carson nominated himself for the John Wooden Coaching Excellence Award.

Please help the Indiana Builders Association honor Bill Carson's tenure with the organization by participating as a golfer and/or sponsor of this year's event.

For more information contact Heather Sturgeon at (800)377-6334 ext. 207 or Heather@BuildIndiana.org. Additional details and a registration form are below or via the web at: <http://www.buildindiana.org/pdf/2011-IBA-Golf-Outing-Registration-Form.pdf>.

BOARD SESSION SCHEDULE
MONDAY, SEPT. 26
8:00 - 9:30 am
Executive Committee Mtg.
9:30 - 11:00 am
Local Presidents' Council / AVP's
Rural On-site Wastewater Sub.
Local Executive Officers'
11:00 - 12:30 pm
Housing Protection Fund Board
Remodelers'
Membership & Associates

12:30 - 1:30 pm
Lunch on your own with col-
leagues
1:30 - 3:00 pm
Land Use Committee
Green Committee
Codes Committee
3:00 - 3:15 pm
Executive Committee
3:15 - 4:45 pm
Board of Directors' Meeting

BOARD MEETING SPONSOR


IBA's 2011
Golf Outing

Major Sponsors



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Creek Golf Club

Lunch, Beverage
Cart, Hole & Cart
Item Sponsor



Beverage Cart
Sponsors

AFLAC

Professional Warranty Corp.

Hole Sponsor

Stone Mill Hardware



Thursday, September 29, 2011
Idle Creek Golf Course, Terre Haute
Registration - 10:00 am
Shotgun Start - 11:00 am
Dinner & Awards Immediately Following



A day of fun, golf & supporting affordable housing



Register Today!

___ x \$100 per golfer - includes green fees, cart, refreshments, favors, lunch, dinner, & awards
___ x \$15 per golfer - includes string, team skin* & door prize ticket
___ x \$1,500** Gold Key supporter - includes NAHB Gold Key Club, foursome, hole sponsor
___ x \$_____ NAHB Build-PAC supporter (non-golfer) - includes promotions

Company _____
Contact Name _____
Address _____
City, State, Zip _____
Phone _____
E-mail _____

Players _____
All golf registrations on a first-come, first-served basis. No refunds for inclement weather. 50% cancellation fee.

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Sponsorship Opportunities
Sponsorships include promotions, lunch, & dinner. Does not include golf.
___ Lunch or Dinner Sponsor \$1000
___ Beverage Sponsor \$250
___ Hole Sponsor \$100
___ Cart Item Sponsor - provide 1 per golfer
___ Door Prize Sponsor - donate door prize(s)

Payment due prior to or at outing. If personal check make payable to NAHB Build-PAC. If corporate check make payable to IBA.
Questions or to pay with credit card, call Heather at (800) 377-6334 ext. 207.
Complete and return to: IBA, 101 W. Ohio St., Ste. 1111, Indpls., IN 46204
Heather@BuildIndiana.org * FAX (317) 917-0335

News from Around the State



IBA President Doug Miller, GMB, CGB, CGP, CAPS, (left) and State Senator Carlin Yoder (R-Goshen) discuss housing issues at a recent event in Fishers.



IBA Government Affairs Director Gretchen White and State Representative Tom Dermody (R-LaPorte) discuss housing issues at an event in Indianapolis.



IBA Government Affairs Director Gretchen White catches up with State Representative Tim Neese (R-Elkhart) at a recent event in Indianapolis.



Rick Wajda, IBA CEO, catches up with State Representative Kathy Heuer (R-Columbia City) at a recent event in Indianapolis.



Rick Wajda (left), IBA CEO, talks housing with State Representative Mark Messmer (R-Jasper), and his wife, Kim, at a recent event. Representative Messmer is a member of the BA of Dubois County.



State Representative Dan Leonard (R-Huntington) quizzes IBA Government Affairs Director Gretchen White on her knowledge of Indiana Native American history.

Registration open for NAHB's 2012 Convention in Orlando, FL

NAHB's Convention, the International Builders' Show (IBS), is the largest annual building industry tradeshow in the country and takes place February 8-11, 2012 in Orlando, Florida.

Of the more than 47,000 home building professionals who attended IBS 2011, many came to improve their knowledge by attending one of the 200+ educational sessions. Others came to meet old friends and make new connections. Some networked the old-fashioned way, sharing business cards at social events, while others used technology - like the more than 100 attendees of IBS 2011 who snacked, partied, tweeted and chatted at NAHB's first-ever "tweet-up."

Still others invested their time learning about the latest products on display from the 1,137 exhibiting companies, at The New American Home and the U.S. Department of Energy Solar Decathlon house. There were also opportunities to rub elbows with Ed Sanders and Tracy Hutson from the

hit show, Extreme Makeover Home Edition - not to mention chances to win some of the more than \$40,000 in cash prizes given away throughout IBS week.

If you've never been to IBS, you owe it to yourself to try it. If you've been before, it's time come again, because when we all come out of today's troubled housing market (and we will come out of it), you'll be better positioned to pick up new customers and grab a bigger slice of the market.

The Indiana Builders Association room blocks have been assigned to two hotels, the Embassy Suites Hotel International Drive South/Convention Center (\$199 plus tax) and the Peabody Orlando (\$259 plus tax). Availability of rooms at these low rates is limited at each hotel.

Register and secure hotel accommodations today to receive the discounted rates and make sure of availability.

This information, as well as show details, is available at www.BuildersShow.com.

National Association of Home Builders

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www.nahb.org/MA



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- Billed and Unbilled Transactions Available Online
- Transactions Captured Electronically
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If you have any questions, please give us a call!

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Phone: 800-831-8076, ext. 2043
Fax: 419-427-4144
Email: sdhurst@ssallc.com



No set up, annual or monthly fees

NAHB Remodelers and the Remodeling Show can give you the skills to improve your business, get in front of the clients you want and close more sales. Plan to attend the Remodeling Show to rub elbows with your professional peers, take education classes towards earning an NAHB designation, see the latest products and tools, and sit in on valuable seminar education. The Remodeling Show will be October 12-15 at the Lakeside Center at McCormick Place in Chicago, IL.

The Remodeling Show is the only national remodeler-centric event bringing together the entire remodeling industry face-to-face annually. Launched in 1991 by NAHB and then partnered with since 2001, this event has expanded to represent all facets of the remodeling community – kitchen and bath; home improvement; aging-in-place; sustainable remodeling; plus all the tools and services that go into executing these types of projects.

(from page 2)

Indiana's voice is heard at the national level. This connection is invaluable in IBA's advocacy efforts.

I will write this one more time: anyone drawing a paycheck from the housing industry needs to be a member. There is strength and wisdom in numbers.

event, complete with the latest and greatest products, one-to-one discussions with manufacturers' technical experts and shop talk with other remodeling professionals. Hosted side-by-side with DeckExpo, the Remodeling Show is the only national event exclusively serving the residential remodeling segment of the construction industry. Knowledge is power, and in this economy, you need every advantage you can get.

The Exhibit Hall will be open from 11 am to 5 pm October 13 and 14 and from 9 am to 2 pm on October 15. Cost is \$15 before September 15 and \$30 after.

Remodeling Show offers a wide range of registration opportunities for all interests and price points with discounts before September 15. Individual seminar passes begin at \$75 for members and all-access passes begin at \$235 for members. Register by September 15 to receive discounted pricing.

Complete details and registration are available at www.remodelingshow.com.

Thank you again for your membership and continued support. All members are welcome to attend the IBA Committee and Board meetings on September 26 – and I greatly encourage it – be sure to introduce yourself to me.

May God continue to bless our industry
and members!

- Doug Miller

The Nominating Committee of the Indiana Builders Association (IBA) is accepting nominations for elective office in IBA for 2012. The Committee wishes for all qualified members who desire to hold office to actively seek such office by completing this form and submitting it prior to October 31 , 2011. The Committee will conduct interviews of nominees for certain offices. The election shall be held at the State Board of Directors Meeting Monday, December 5, 2011. The election shall be held in accordance with Article X, Sections 1, 2, 3, and 4 of the Association's By-laws.

Nominees may request the contact information of the Directors, for the purpose of campaigning, from the IBA.

Elected offices to be filled are:

State President
State First Vice President
State Treasurer
State Secretary
State Builders Area Vice Presidents
State Associate Area Vice Presidents

NAHB State Representative for Indiana
National Director for State Board
Alternate National Director
National Associate Director
Alternate National Associate Director

*** * * Nomination Form for State Elective Office * * ***

Nominee's Name	Phone
----------------	-------

Company	Fax
---------	-----

Address

City, State, Zip_____

E-Mail_____

FOR THE OFFICE OF

Return completed form to:
Indiana Builders Association
101 W. Ohio St., Ste. 1111
Indianapolis, IN 46204
Fax (317) 917-0335 * Carlie@BuildIndiana.org

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National Association of Home Builders

What do voters think about housing?

71 percent of voters oppose proposals to eliminate the mortgage interest deduction, and 63 percent oppose proposals to reduce it.

Public Opinion Strategies and Lake Research Partners conducted a survey May 3-9, 2011 on behalf of the National Association of Home Builders. The survey of 2,000 likely 2012 voters has a margin of error of +2.19 percent.

Building 100 new homes generates more than 300 jobs

Housing = Jobs



www.nahb.org

Green Week features CGP courses and NEW Advanced Green Building Course

The Indiana Builders Association will offer courses for the Certified Green Professional (CGP) designation and the NEW “Advanced Green Building: Project Management” course October 17 through 21 from 9 to 5 p.m. in Indianapolis.

The week kicks off with “Green Building for Building Professionals” on October 17-18, 2011. Implementing cost-effective green building into your construction practices begins with up-front planning that

examines the whole house and the building science behind it. In this two-day course, you will learn how to apply the ANSI-approved National Green Building Standard™ in the construction of a new home, remodel, site development or multifamily project. With a focus on flexibility and a sound knowledge base, the course provides the tools for a successful green project.

As a graduate of this course, attendees will learn how to:

- * Integrate sound building science principles

into design decisions and the materials selection process;

- * Incorporate the ANSI-approved National Green Building Standard;
- * Examine specific best green building practices in each chapter of the National Green Building Standard, and
- * Evaluate and sell in the growing green marketplace.

Day 3, October 19, IBA will hold the “Business Management for Building Professionals” course. Attendees will learn the

management skills that give industry leaders the edge. This course will give you a solid foundation in those best business practices so valuable to smaller businesses: planning, organizing, staffing, directing and controlling. By using case studies and sample forms, the instructor will provide practical and applicable tools for management success.

As a graduate of this course, attendees will be able to:

- * Discuss common business challenges and learn practical tips and tools to overcome them;

- * Explain the three basic functional areas within a company;
- * List the five main tools used to improve a business;
- * Apply each of the five P’s to the three functional areas of the business;
- * Identify methods of recruiting, interviewing, training, and retaining quality personnel, and
- * Apply the key measures of business performance to your own business.

“Advanced Green Building: Project Management”, one of four courses required for the Master Certified Green Professional (MCGP) designation, will be held on October 20-21, 2011. This two-day course teaches builders and remodelers how to successfully integrate green building-related tasks and the green home certification process into their project management to create an effective, streamlined process. Using the whole-house approach to building, this course identifies important documents and methods of communication in order to clarify who does what and when. By completing this course, the participant will be able to:

- * Integrate green tasks into project management for a collaborative and more efficient approach toward meeting green standards;
- * Develop an understanding of the fundamental principles of the National Green Building Standard™ and describe the green home certification process;
- * Discuss ways to limit the potential liabilities of green building;
- * Increase the project’s bottom line through streamlined management practices, and
- * Improve marketing strategies for selling green.

The MCGP designation is exclusively for experienced builders and remodelers and comprises a more in-depth study of green building science and methods. In addition to completing the two required courses for the MCGP designation, candidates must have the CGP designation, five years green building experience and have built or remodeled and certified at least three dwellings in a three year period to a recognized local, state, or national certified green residential program.

Take advantage of this full week of green building training. Registration form attached. Questions or to register, contact Carlie Hopper at Carlie@BuildIndiana.org or (800)377-6334 x206.

Green Week



Registration Form October 17-21, 2011 9 AM - 5 PM Indianapolis, IN

DAYS 1 & 2 October 17-18

Green Building

Implementing cost-effective green building practices begins with up-front planning that examines the whole house and the building science behind it.

In this two-day course, you will learn how to apply the ANSI-approved National Green Building Standard™ to a project. With a focus on flexibility and a sound knowledge base, the course provides the tools for a successful green project.

DAY 3 October 19

Business Management

Learn the management skills that give industry leaders the edge. This course will give you a solid foundation in those best business practices so valuable to smaller businesses: planning, organizing, staffing/directing and controlling.

By using case studies and sample forms, you will have practical and applicable tools for management success.

DAYS 4 & 5 October 20-21

Advanced Green Building: Project Management

This two-day course teaches builders and remodelers how to successfully integrate green building-related tasks and the green home certification process into their project management to create an effective, streamlined process.

Using the whole-house approach to building, this course identifies important documents and methods of communication in order to clarify who does what and when.

Registration Fees & Payment Information

Green Building, October 17-18

\$325/IBA Member / \$350/NAHB Member / \$375 non-HBA member

Business Management, October 19

\$200/IBA Member / \$225/NAHB Member / \$250 non-HBA member

Advanced Green Building: Project Mgmt, October 20-21

\$325/IBA Member / \$350/NAHB Member / \$375 non-HBA member

\$40 National Green Building Standard (required)

Amount Due*: _____ (must be pre-paid)

Payment Method: ☐ Check Enclosed ☐ MasterCard/Visa

MC/Visa Acct. # _____

Exp. Date _____ Zip Code of Billing Address _____

Signature _____

Return Form by September 30* to:

Indiana Builders Association
101 W Ohio Street, Suite 1111, Indpls., IN 46204
Fax (317) 917-0335

Questions?

Call Carlie Hopper at (800) 377-6334, ext. 206 or
Email Carlie@BuildIndiana.org

*Late Registration & Cancellation Policies

A late registration fee of \$25/course applies to registrations within 14 days of the course. Written cancellations made prior to 14 days of course will receive a refund less 50% administrative fee. Registrants who fail to attend the course without 14 days prior written notification are liable for the entire fee.

Registration Information (one form per attendee)

NAME

COMPANY

ADDRESS

CITY

STATE

ZIP

PHONE

FAX

E-MAIL

LOCAL HBA

TOP Member Recruiters for 2011
(as of July 31, 2011)

- Ben Houser, Valparaiso, 28
- Andy Place, Jr., South Bend, 10
- Dan Study, Spencerville, 9
- Geoff Horen, CAPS, Indianapolis, 6
- Grant Giese, CGP, CGB, Lafayette, 5
- Trent Hunt, New Albany, 5
- Dave Poe, Floyds Knobs, 5
- Craig Yoder, Fort Wayne, 5
- Chris Doncaster, Elkhart, 4
- Sean Miller, Evansville, 4
- Deb Plue, Lafayette, 4
- Gary Schnell, Jasper, 4
- Jay Shipley, Fort Wayne, 4
- Kevin Yoder, CGP, Elkhart, 4
- Alan Bosma, GMB, CGB, CGR, Newburgh, 3
- Joseph Elstro, Centerville, 3
- Wendell Miller, CGB, CGR, CGP, Warsaw, 3
- Jeff Thomas, Fort Wayne, 3
- Teri Tillery, Indianapolis, 3

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outstanding customer
service from a
dedicated partner.



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Membership Summary by State
for Indiana for 07/31/2011

Base Date: 12/31/2010

Assn No.	Co ID	Name	Bldrs	Assoc	Affl	July Total	Dec-10 Total	Gain (Loss) Y-T-D	Gain (Loss) YTD%	NPD	Cancellations July	Y-T-D	Transfers IN	OUT	Reinstatement July	Y-T-D	Annuaal Retn Rate	New Members July	Y-T-D
1500	650	Indiana BA	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0
1504	34	Madison County Chapter	8	14	0	22	25	-3	-12.0%	0	0	7	0	0	0	1	69.2%	0	3
1508	22	Monroe County Building Association	33	75	0	108	113	-5	-4.4%	1	3	15	0	0	0	3	81.9%	0	7
1511	23	BA of Dubois County	54	90	0	144	148	-4	-2.7%	3	2	15	0	0	0	6	91.9%	1	5
1512	24	BA of Elkhart Co	68	242	0	310	331	-21	-6.3%	10	6	43	0	0	0	0	80.6%	2	22
1522	87	Dearborn Co HBA	11	23	0	34	48	-14	-29.2%	1	3	23	0	0	0	6	67.4%	0	3
1524	414	Southwestern Indiana Builders	83	204	0	287	287	0	0.0%	1	2	38	0	0	3	12	78.9%	8	26
1528	183	HBA of Fort Wayne	69	224	0	293	298	-5	-1.7%	13	5	53	0	0	5	25	82.9%	4	23
1530	512	Gibson Co Chapter	1	4	0	5	11	-6	-54.5%	1	2	8	0	0	0	1	28.6%	0	1
1532	184	HBA of Howard County Inc	16	54	0	70	85	-15	-17.6%	3	1	21	0	0	1	5	72.6%	1	1
1534	131	BA of Laporte County	25	41	0	66	70	-4	-5.7%	3	1	15	0	0	2	6	78.9%	0	5
1535	185	Lawrence County Chapter	7	11	0	18	26	-8	-30.8%	0	2	13	0	0	0	1	46.4%	0	4
1536	132	Southeastern Indiana chapter	5	4	0	9	10	-1	-10.0%	0	0	6	0	0	0	1	15.4%	0	4
1540	133	I BIA of NW Indiana	0	0	0	0	144	-144	-100.0%	0	0	0	0	0	0	0	0.0%	0	0
1541	25	BA of Kosciusko-Fulton Counties	36	102	0	138	154	-16	-10.4%	6	1	36	0	0	3	11	78.7%	1	9
1544	134	BA of Greater Indianapolis	198	310	0	508	539	-31	-5.8%	32	18	162	0	0	4	97	70.7%	10	34
1548	26	BA of Greater Lafayette	30	97	0	127	149	-22	-14.8%	2	3	40	0	0	1	4	65.6%	1	14
1550	298	Jasper County HBA	6	9	0	15	15	0	0.0%	2	0	7	0	0	0	3	55.0%	1	4
1554	676	Marshall Co Chapter	10	19	0	29	31	-2	-6.5%	3	0	9	0	0	2	4	72.2%	0	3
1556	332	East Central Indiana Builders Association Inc	8	32	1	41	54	-13	-24.1%	3	1	28	0	0	2	12	54.5%	0	3
1563	457	Vincennes Area Chapter	11	28	0	39	47	-8	-17.0%	4	1	16	0	0	2	7	75.5%	0	1
1564	733	Home Builders Association of Northwest Indiana	67	216	6	289	184	105	57.1%	14	9	139	0	0	8	52	41.5%	2	48
1566	187	HBA of Southern Indiana	42	128	0	170	196	-26	-13.3%	4	3	51	0	0	2	8	68.3%	0	17
1570	483	Wayne County BA	7	11	0	18	21	-3	-14.3%	3	0	9	0	0	0	3	55.0%	0	3
1572	27	BA of Northeast IN	21	41	0	62	67	-5	-7.5%	1	1	15	0	0	0	1	67.6%	0	9
1574	549	Jackson-Jennings Builders Association	7	11	0	18	17	1	5.9%	0	0	2	0	0	1	1	88.9%	2	2
1576	539275	River Valley Chapter of NAHB	4	4	0	8	11	-3	-27.3%	1	2	5	0	0	0	2	53.3%	0	0
1578	188	HBA of St Joseph Valley	41	120	22	183	191	-8	-4.2%	8	5	34	0	0	2	8	79.5%	0	18
1582	189	HBA of Gtr Terre Haute	47	118	0	165	177	-12	-6.8%	6	8	43	0	0	3	18	72.4%	0	13
1598	550	Henry County Chapter	3	4	0	7	5	2	40.0%	0	0	4	0	0	0	4	62.5%	0	2
Indiana		Totals:	918	2,236	29	3,183	3,454	-271	-7.8%	125	79	857	0	0	41	302	72.1	33	284

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260-456-1247
BusheysFW.com

Carter Lee Lumber
1717 W Washington St.
Indianapolis
317-639-5431 Ext. 271
CarterLee.com

Roberts Glass & Service, Inc.
7707 Records St.
(Just off of Pendleton Pike Between Franklin & I-465)
Indianapolis
317-542-0693
RobertsGlass.com

A Tribute to Bill Carson

1938-2011



1963



Bill Carson was hired by IBA's 1963 President Walt Leonard (left) and retired under IBA's 2005 President Mike Bell, GMB, CGB, CGR, CGP, CAPS (right).



2005

Housing Hero Passes Away

August William "Bill" Carson, 72, of Fishers, died August 1, 2011. He was born September 3, 1938 in Beech Grove, Indiana and was a 1961 graduate of Franklin College, where he excelled in football and baseball and was active in student government and Sigma Alpha Epsilon fraternity. In 1963 Bill became Executive Director of the Indiana Builders Association, a position he held for 42 years until his retirement in 2006.

Bill was respected by those "on both sides of the aisle" as an advocate for affordable housing in Indiana. He received numerous awards during his career, and was



honored by the Indiana Senate and House of Representatives when his accomplishments were entered in the Congressional Record by U. S. Senator Richard Lugar. He was also named by five Indiana governors as a "Sagamore of the Wabash" for his distinguished service to Indiana.



Bill also used his energy, money, and talents of persuasion to improve and support St. Mary's Child Center, which helps at-risk children. He founded the Godparent program and served on their Board of Directors.

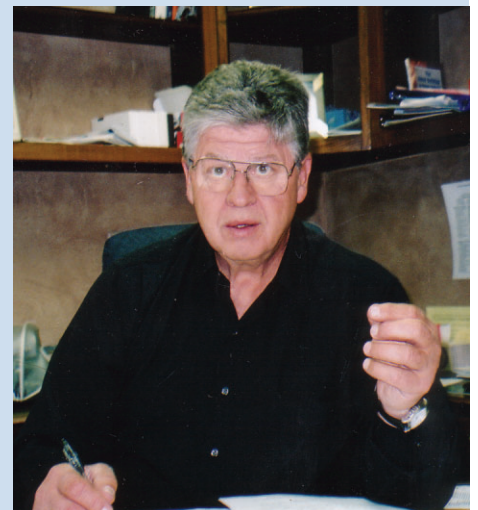
Bill will be remembered as a man of great generosity, loyalty, integrity, humor, and warmth. He enjoyed playing gin rummy with friends, and founded AGRA, the American Gin Rummy Association.

He loved regaling family with countless



stories, and demonstrating to the unsuspecting his magic and rubber band tricks.

Bill is survived by his beloved wife of nearly 16 years, Paulette Carson; children Julie Carson Duguay (Bob), Brad Carson, Laurie Boicourt (Vic); step-son Chad Baker



(Kindra); grandchildren Jesse, Kyle, Kayla, Janelle, Jaycie, and Kiera; sister Sharon Brewer; in-laws Lee and Terrie Butz, Sam and Pat Hunter, Jan and Jim Kolva, and Ric and Rhonda Butz; his loving nieces and nephews. Bill was preceded in death by his grandparents William and Billie Carson and his mother Flora Evans.

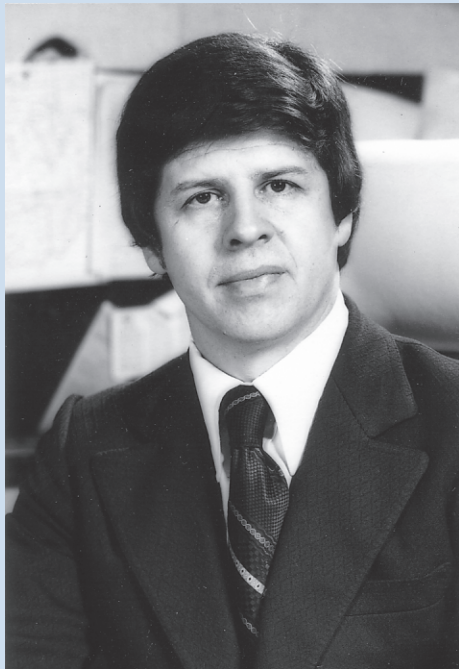
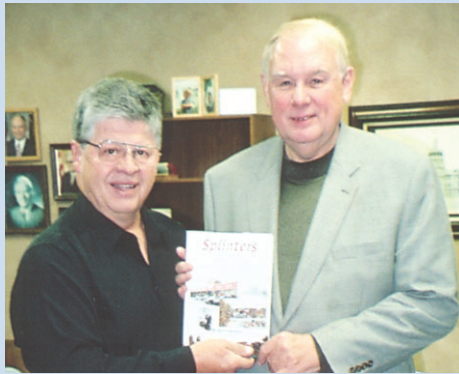
At the time of Bill's retirement, the Indiana Builders Association honored him by naming a scholarship fund after him, the IBA Educational Scholarship Foundation – Bill Carson Fund.

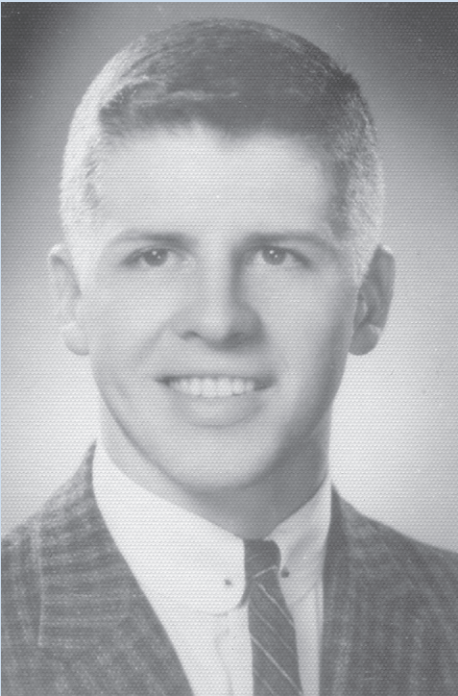
Online condolences may be made at <http://www.flanner-buchanan.com>, where you can see photos and read more about Bill's life.

Bill is a "housing hero" that truly will be missed by those who knew him.















Diary of a Mad Remodeler

“The Perils of Do-It-Yourself Remodeling”

Written by A. WILLIAM CARSON
Published by the Indiana Builders Association, Inc.
www.BuildIndiana.org



April 1 (Fool’s day) - My banker was very friendly. Said he wished I’d get a professional remodeler because I didn’t know what I was doing. Told him I received bids, but they are too high. I could do it cheaper. Best rate I could get was four points over the prime rate. He also said I’d get the money in stages after I showed proof of payment to subs. What nerve. Didn’t realize there would be this much paperwork. Missed three hours of work.

April 26 - Took 25 days for my wife and me to agree on the room addition. Never dreamed there were so many details. Discovered that my wife is a very nasty person. Think I’m getting a nervous condition.

April 27 - Told my neighbor about my plans to add on. He grumbled something about liking the wide open spaces. He’s normally a decent fellow. We play a lot of bridge with them.

May 3 - Somebody’s going to pay for this on election day! You need a PhD just to fill out all the forms for permits and license. I didn’t realize there were so many government offices. There was less red tape when I joined the Navy. Missed five hours of work.

May 6 - Started digging the trenching for the foundation today. My body aches all over. My wife says I should have it dug by someone younger and in better shape. Told her to rub on the ointment and to quit nagging.

May 7 - Couldn’t get out of bed this morning. Missed a day of work. My boss wasn’t pleased with the explanation.

May 9 - The man from the water company was sneering at me when he said that any fool knows to call the utility companies before digging. Said I would have to pay for the broken line. I told him where he could get off and said that the utilities make too much money anyway and that I wouldn’t pay. He was grinning when he left.

May 11 - My wife is very upset. Says she can’t run the household without water and



that I either get the line fixed or dig a well. Cost me quite a bit of money, but I’ll make it up later by doing my own work.

May 18 - Told the concrete company that I didn’t know how to figure yards of concrete and to just send the truck and pour.

May 19 - Returned from work to be met by my neighbor. He was visibly shaking. The concrete truck had backed over his

prize rare Japanese tree on the way in and spilled concrete all over his yard on the way out. He was waving a limb in full bloom in his hand when he told me to get in touch with my lawyer. Boy, was he furious. I told all the neighbors to quit staring and to get off my property. My wife was crying.

May 20 - The block company man told me it would be about two weeks for delivery. Said he had to service his regular customers first. I hate delays.

May 21 - The lumber man said that I could qualify for discounts when I had bought at least \$250,000 worth of materials. I told him that was discrimination. He agreed. He also would not guarantee any quotes because lumber prices were constantly fluctuating. Told him I wouldn’t stand for that kind of treatment and would shop around. Missed another day of work getting bids. Returned to original lumber



man and signed up. He said due to backlogs it would take at least four weeks for delivery. I told him that was a hell of a way to run a business.

June 13 - Decided not to do rough framing because my back was hurting from lifting blocks and bags of cement. When the framing carpenter told me his price, I told him to go to hell. Told him there were doctors not making his kind of money and that there were plenty of others where he came from.

June 18 - Hired original framer. Said he couldn’t start for three weeks, due to pre-scheduled work. My head hurts.

June 26 - City inspector showed up to say that I had to pay for the broken sidewalk caused by the concrete truck. Said I’ll never pay. Called concrete company and the man said it was my responsibility because that was the only access to my property. Told him to pay for the damage or I’d never pay the concrete bill.

June 30 - Received a bill from the city today stipulating that I must pay the bill or my building permit would be revoked. Also received a registered letter with a lien against my property for payment of the concrete bill. I kicked my dog for the first time.

July 3 - Lumber finally arrived. I was so

excited. Called the framer and he said there would be a three week delay. One of his remodelers had a job for him and he had to take care of his steady customers first. I thought I’d vomit.

July 7 - Most of the lumber and all my tools were stolen. If I ever get my hands on those thieves, I’ll....

July 24 - Another load of lumber delivered. Called carpenter and he said there would be another week delay. His daughter was getting married. I told him that his delays were getting on my nerves and that it was his fault my lumber and tools were stolen. He suggested I get another carpenter. I relented, apologized and begged.

July 26 - Awful tired. Slept by the front room windows watching the lumber all night. My boss said I didn’t look too good. He hoped I would shape up my work.

September 3 - Structure looks beautiful. At least it should be closed up by cold weather. My neighbor said it looked like I had built over the easement. I told him to get a survey if he didn’t like it.

September 28 - I fell off the roof today and sprained my ankle. My wife just keeps nagging. Told her to leave me alone and that I never loved her anyway. Went to work on crutches.

October 6 - Tore out wall of house for access. Wife snapped at me for ruining carpet. Told her I would square out a section for tile in that spot.

October 8 - Noticed red tag on my project. The building inspector explained that the framer had not built according to the code and corrections had to be made. I told him I was “big” in the party and I wouldn’t stand for this and neither would



my friends in high places. He urged me to continue my political involvement and to make corrections or no more construction.

October 9 - Had some terse words for carpenter, but didn’t know what to tell him to correct. Told him to work it out with the inspector. Felt like a fool.

October 13 - Scheduled plumbing, cabinets, wiring, furnace installation - all of them at the same time. I just didn’t care

anymore. My doctor told me that I now have high blood pressure and that I was drinking too much.

October 22 - Wife and kids are all mad. Said they were freezing at night and that I’d better hurry.

October 23 - Drywall man asked why I didn’t insulate the rooms. To save face, I told him he showed up on the wrong date. He was very disgusted. Man at insulation company asked me if I knew how to comply with the federal energy standards? I told him that it was none of the federal government’s business. I know I bought too much insulation.

November 4 - Missed another day of work.

November 18 - Received certified letter informing me that my neighbors had filed suit against my encroachment. Also received two irate calls from companies demanding immediate payments. Told the boss to “get off my case” that same day.

December 9 - Started going to an analyst. He said I should be better organized and should have hired a professional remodeler to do the work. Said my mind and my body had suffered through an extreme emotional ordeal. Told him the only way his fee schedule could be higher is for him to become a carpenter.

December 12 - Kids spilled paint all over the new carpeting and on the woodwork. I just smiled and told them I’d get even if it took me the rest of my life. I now keep a flask in my glove compartment to ward off the cold chills of winter.

December 25 - Told the family the reason there was no gift exchange this year is because I had a sizeable overrun on the room additions. I promised next year would be better. My wife mumbled something about ignoring her advice in getting a professional remodeler in the first place. I retorted that if she was so smart, why did she even stay married to me?

December 26 - My wife sued me for divorce today. Said she would no longer live with a man of my temperament and drinking habits. Said she was going to sue for the house and wanted the new rooms finished and furnished. I headed for the glove compartment.

December 28 - Showed up for work with an awful headache. Boss told me that I should begin the New Year by utilizing my talents elsewhere. Said he’d give me a good recommendation as a remodeler. Smart Aleck!

..... **And they told me I couldn’t remodel my own house!**

















April 1 (Fool's Day) - My banker was very friendly. Said he wished I would get a builder because I didn't know what I was doing. Best rate I could get was four points above prime because I was too marginal with no experience. Also said I'd get the money in stages after I showed proof of payment to subs. What nerve! I didn't realize there would be this much paperwork. Missed three hours of work. He gave me a calendar though.

April 26 - Took 25 days to finally agree on house plans. Never dreamed there were so many details. Discovered that my wife is a very nasty person. Think I'm getting a nervous condition.

May 4 - Finally swung the deal on the lot. The developer said "Take it or leave it!" Said the builders buy several lots at a time and that's why they get discounts and that I didn't qualify. I know I paid too much, but I'll easily save enough to offset it later. He didn't show me much respect.

May 6 - Somebody's going to pay for this on election day. You need a Ph.D. just to fill out all the forms for permits and licenses and go to all the various government offices. There was less red tape when I joined the Navy. Somebody will pay. Missed five hours of work.

May 7 - Staked out my lot as best I could. I didn't have one of those tapes, so I just stepped it off. Wonder how builders square the house on the lot? I guess it's no big deal.

May 8 - Met excavator early in the a.m. He said only a fool would build a basement on that lot. Too low! I let him know in no uncertain terms that it was my money and to dig. He was grinning when I left for work.



May 10 - The excavation was filled with water. I told him to fill the damn thing back up and I chalked my loss up to "experience". I'm a nervous wreck.

Diary of a Mad Home Builder

"The Perils of Do-It-Yourself Home Building"

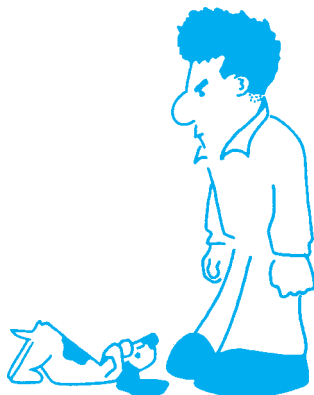
Written by A. WILLIAM CARSON
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May 11 - The foundation guys told me it would be at least three weeks before they could get to my job. They had to take care of their builders first. I hate delays.

May 12 - The lumber man said that I could qualify for discounts as soon as I bought at least \$250,000 worth of materials. I told him that was discrimination. He agreed. He also would not guarantee any prices because lumber prices were fluctuating almost daily. Told him I wouldn't stand for that kind of treatment and would shop around. Missed two days of work getting bids. Returned to original lumber man and signed up.

May 15 - When the framing carpenter told me his price, I told him to go to hell. Told him there were doctors making his kind of money and that there were plenty of others where he came from. Said he dropped out of medical school to become a carpenter.

May 24 - Hired original framer.



July 2 - Foundation man finally showed four weeks late. Foreman called me an idiot. Said that no blocks on the site, no work. I thought they brought their own blocks. I told him if he set foot off my property it would be his last step. He beat me half to death. Missed two days of work due to stitches and bruises. Had to reschedule everything. Those subs are mean.

July 11 - Lumber finally came. Called framing carpenter and he said he had to frame a house for one of his builders first. It would be about three weeks. I kicked my dog for the first time.

July 12 - Most of the lumber was stolen. Insurance company was very cooperative. Lumber man said it would take about four weeks to replace items. Decided not to tell the carpenter for fear he would take another job. I'm sick.

August 13 - Lumber delivered. Called carpenter and he said the timing was not so good. He would start in four days. An extra delay because his daughter was getting married.

August 14 - Made a list of everybody who has lied to me. Got writer cramps.

August 18 - Carpenter finally showed. I almost went berserk when he pointed out that I needed a sawbox from the power company or he couldn't run his power equipment. He said I'd have to pay him for as long as it took to get one or he'd have to go to another project. I mumbled, yes, I'd pay. How was I supposed to know about sawboxes? Missed more work. Decided it's not fun to build a house.

October 3 - Structure looks beautiful. At least it will be closed up for the oncoming winter. Neighbor told me the house looked off-center on the lot. I told him to mind his own business and get off my property. I accused him of stealing some of my lumber.

October 6 - Roofer fell off the house today and was injured. More delays. My wife just keeps nagging. Told her to leave me alone and that I never loved her anyway.

October 12 - Moved family to a motel. New owners just moved into our house. Thought it would be long done before now. I have wasted a lot of money.

October 14 - Noticed red tag on my house. The Building Commissioner explained that the framer had not built according to the Code and some small details would have to be corrected. I told him that I was "big" in the party and I wouldn't stand for this and neither would my friends in high places. He urged me to continue my political involvement and to make the corrections or no more construction.

October 14 - Had some terse words for the carpenter, but didn't know what to tell him to correct. Told him to work it out with the inspector. Felt like a fool.

October 23 - Scheduled plumbing, cabinets, wiring, fireplace man, and heat man - all of them at the same time. I just didn't care anymore.



November 16 - They all showed up on the same day and it was total chaos. I didn't care! Missed work again.

November 17 - O.S.H.A. inspector closed down project. Cited 21 safety hazards. Told him someone was going to pay "big" for this because I've got strong political connections. My doctor told me I have high blood pressure.



November 22 - All safety requirements met. Work is in progress and all going well. Scheduled drywall company. I'm drinking too much now. I know it. Missed three more days of work.

December 4 - Drywall men asked me why I didn't insulate the house. To save face, I told him he showed up on the wrong date. He was very disgusted. The insulation company said it would be at least four weeks due to backlog of orders. I threatened him with physical harm and then I relented and begged.

December 5 - Received certified letter that foundation man was suing me and received two irate calls from subs I hadn't had time to pay. Told the boss to "get off my case" that same day.

December 6 - Discovered that the vandals had broken all the windows in the house. The insurance people said the policy did not cover broken glass. I went berserk.

December 9 - Started going to an analyst. He advised me that I needed to be better organized. Told him the only way his fee schedule could be any higher is for him to become a carpenter.

December 10 - Painter splashed paint all over the woodwork and carpet. I smiled at him and told him that I'd see to it that he'd never get another job. I keep a flask in my glove compartment now to ward off the cold chills of winter.

December 25 - Told the family the reason there was no gift exchange this year was because I had a sizeable overrun on the house. I promised next year would be better. My wife mumbled something about ignoring her advice in getting a builder in the first place. I retorted that if she was so smart why did she even stay married to me?

December 26 - My wife sued me for divorce today. Said she couldn't live any longer with a man of my temperament and drinking habits. Said she was going to sue for the "house" and that she wanted it furnished. I headed for the glove compartment.

December 28 - Showed up at work with an awful headache. Boss told me that I should begin the new year by utilizing my talents elsewhere. Said he'd give me a good recommendation as a builder. Smart aleck.

- AND THEY TOLD ME I COULDN'T BUILD MY OWN HOUSE!