




Jim Colhoun
Fine Home Specialist
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222 El Toyonal, Orinda



First time on market for magical home in Orinda hills. Custom built by Dieter Scholz with separate guest house, full gym, & Briones water views. Over 3200 s.f on .62 acres. Take a Visual Tour at www.222ElToyonal.com. No open houses; call Jim or your local agent for a private showing.
\$1,995,000

106 Alta Mesa Court, Moraga



Open Sunday 1-4

Terrific price for Moraga Ridge four bedroom home with over 2480 s.f. and elegant upgrades and designer touches. Great views and top location. Swimming pool and tennis too. See Visual tour at www.106AltaMesaCourt.com or call Jim for a private showing.
\$799,000

3577 Boyer Circle, Lafayette

Price reduced!



Charming Lafayette cottage close to town in secluded setting with gorgeous Mt. Diablo views. 4 bdr & 2 ba with remodeled kitchen and bath. Workshop in garage, down private driveway in wonderful neighborhood. Visual tour at www.3577BoyerCircle.com for all the details.
\$749,000

821 Moraga Road, Lafayette

Price reduced!



New listing just a short walk to Lafayette downtown and schools. 4bdr and 3 ba in a fabulous private setting with spacious lawn and backyard. Country kitchen and hardwood floors offer classic style. Call Jim today to see this lovely home or visit Visual Tour at www.821MoragaRoad.com
\$829,000

Jim.Colhoun@Prurealty.com • 925-962-6101 • 999 Oak Hill Rd., Lafayette


~ HE'S ALL ABOUT LAMORINDA ~



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Lamorinda Home Sales continued



LAFAYETTE	Last reported: 4
LOWEST AMOUNT:	\$750,000
HIGHEST AMOUNT:	\$3,050,000
MORAGA	Last reported: 3
LOWEST AMOUNT:	\$358,000
HIGHEST AMOUNT:	\$2,200,000
ORINDA	Last reported: 2
LOWEST AMOUNT:	\$700,000
HIGHEST AMOUNT:	\$1,080,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at dose of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 42 Knox Drive, \$805,000, 3 Bdrms, 1657 SqFt, 1978 YrBlt, 2-25-09
- 4 Lincolnshire Court, \$910,000, 4 Bdrms, 2694 SqFt, 1953 YrBlt, 2-26-09
- 1306 Masterson Lane, \$750,000, 5 Bdrms, 2040 SqFt, 1974 YrBlt, 2-25-09
- 1266 Panorama Drive, \$3,050,000, 6 Bdrms, 3825 SqFt, 1970 YrBlt, 2-6-09

MORAGA

- 2135 Ascot Drive #12, \$358,000, 2 Bdrms, 1539 SqFt, 1969 YrBlt, 2-18-09
- 473 Fernwood Drive, \$1,055,000, 4 Bdrms, 2204 SqFt, 1972 YrBlt, 2-18-09
- 30 Quail Crossing, \$2,200,000, 2-20-09

ORINDA

- 16 Daryl Drive, \$1,080,000, 3 Bdrms, 2044 SqFt, 1955 YrBlt, 2-12-09
- 23 Oak Road, \$700,000, 3 Bdrms, 2308 SqFt, 1966 YrBlt, 2-19-09



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Playing Fair

The "extras" in home construction and who should pay for them

By William Marquand, AIA
 (Part one of a three part series)

Building or remodeling a home is a high wire act for most home owners; challenging but rewarding. Construction is new to most homeowners, and difficult to budget. "Extras" that normally add up can, these days, be dangerous. As loans become stringent and easy credit dries up, it is difficult to expand a budget to accommodate unforeseen needs. On the other hand, building is exhilarating. Every day you can see your daily environment become what feels right for you and not a home for a previous generation. And today's prices are the best in years.

Still, new home construction is costly. There is the pressure of limited time. Some owners have had to sell the homes that they built because invoices mounted, while they felt helpless to control them. Building takes lots of moving parts: there are many people, forces of nature, complexities of construction, or tantalizing new ideas and products involved. Your project team can help you successfully manage this process, but only if you are principled in controlling it.

EXPECTATIONS
 When an owner first gets an estimate from a builder, there is usually a 'fixed' price for the project. This often is a total of 'line items' on a spreadsheet. However, this fixed price is often just a 'base price,' subject to changes, foreseen or unforeseen, in the building process. Many contractors' agree-

ments can be very informal. Don't be afraid of asking for more detail. Form realistic expectations by signing a serious agreement. For remodels I recommend forms by the American Institute of Architects. Whatever contract is used, make sure your base price is for a complete house, built to code. Include provisions for when you must add work to the project and a methodical process for agreeing upon extra work. **FOR EXAMPLE**
 Let's say you break ground and your contractor mentions in passing that he needs to charge you for extra work on your foundation that no one anticipated.

First, what exactly is the extra charge for? It should be described in writing. No one needs a legal brief, but the contractor should describe it enough so that you can hold him to what was, or will be, provided. If you give a verbal 'go-ahead' to keep the project moving, that is okay, but make sure it is based on an all-inclusive amount, and is documented in writing. **STRIKING A BALANCE**
 Next is the difficult part: Who pays for it? You must think it through. Is it really an extra or is it part of the contractor's agreed-upon scope of work under the fixed price? Or was it something no one could foresee or control?

If it is the latter, the contractor deserves reimbursement for it. If you are using a premium contractor, he may offer to absorb such costs. If there is a competitive price for the project, changes will need to be justified and handled item-by-item. Everyone wants to be on good terms with their contractor, but resist the temptation to be Mr. and Mrs. Magnanimous - or Scrooge, for that matter. You must strike a balance from the outset. Reach William Marquand by email: 925architect@gmail.com. Bill is an architect and 2008 Chairman of the City of Lafayette Design Review Commission.



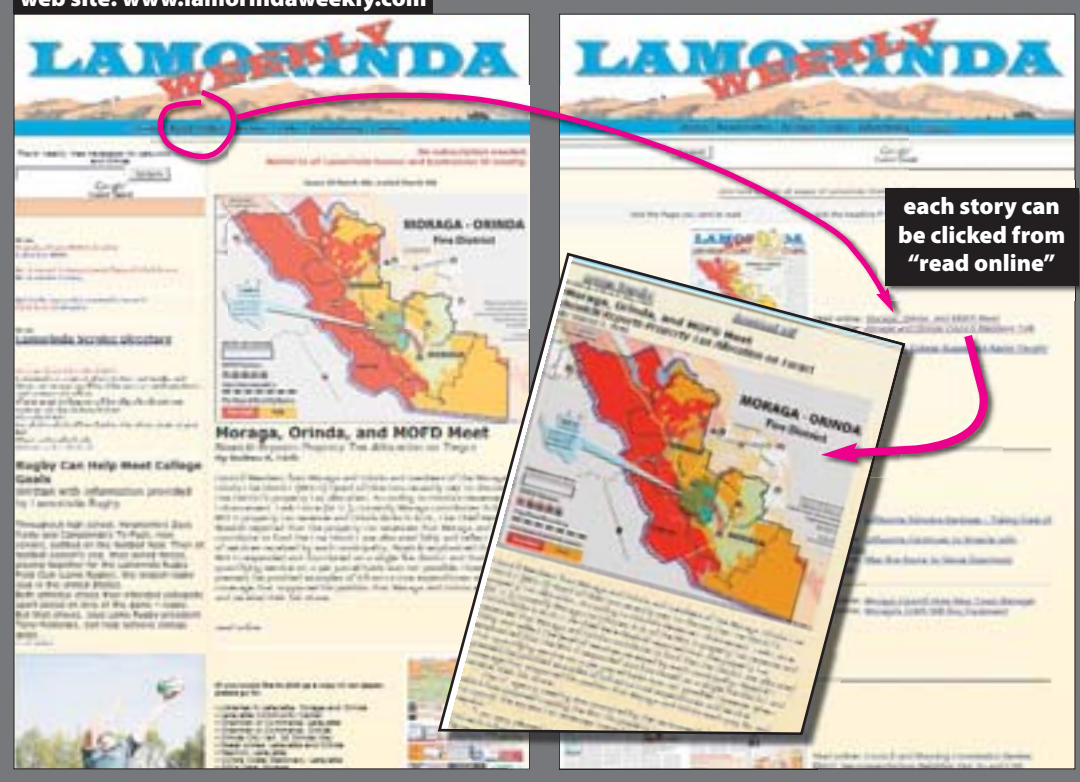
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