

Affordable Home Improvements

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HOME IMPROVEMENTS**  
Quality Workmanship for Your Home and Business  
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— SERVING THE SPRINGFIELD-BRANSON AREA —

# AFFORDABLE HOME IMPROVEMENTS

*Home and Business Remodeling*



Home Additions



Bathroom Remodels



Custom Homes



Kitchen Remodels

Business Additions



Sunrooms



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## AFFORDABLE HOME IMPROVEMENTS

**Quality Workmanship for Your Home & Business...Affordably!**

**C**reative concepts, quality construction, courteous service, affordable prices are all keys to the 25-year success of Affordable Home Improvements,” as enthusiastically stated by George Zarras, General Contractor, Designer, and Owner.

Since founding the business, Zarras focuses on remodeling and room additions. “The majority of our projects are residential and business additions, remodeling kitchens, bathrooms, custom sunrooms and custom home building for existing clients. We offer creative concepts and then execute the project on time and within the customer’s budget,” says Zarras.

“Our focus is the home and business owner. We realized early in our history that women represent or influence 100% of the remodel or construction decisions. We consistently strive to make the project pleasant, professional, and superior to our competitors.”

This professionalism and attention to detail is demonstrated throughout the project. Over the past decade, the company has had only 1-2 service calls per year. That represents less than 1% of all customers.

We strive for 100% customer satisfaction. That is why we consistently look for new and innovative ways to make our project unique, both in experience to the customer and execution.

To add to the experience, we are the only local home improvement and remodeling company which also has a full service home and business contract cleaning company: Affordable Cleaning Services.



George & Norena Zarras

“Affordable Cleaning Services reflects our business focus. The company has a number of large contract clients, which have included the Hilton Hotel at Branson Landing. We also have weekly professional residential and business clients. Our cleaning services and staff are consistent and professional,” Norena Zarras says.

So whether it is a room addition, sunroom, kitchen, or bath remodel; a business remodel, or ongoing cleaning of your home or office, Affordable Home Improvements should be your first call.

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## AFFORDABLE CLEANING SERVICES

*Professional Cleaning for Busy Professionals*



- Professional, Courteous, Quality Staff
- Business & Residential Cleaning
- Large Jobs Not a Problem!
- Ask About Home Organizing

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# AFFORDABLE HOME IMPROVEMENTS

Home and Business Remodeling

## Custom Home Additions



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## CUSTOM HOME ADDITIONS

Your Lifestyle Moving Alternative...Affordably!

“As more and more home owners are deciding NOT to move to new homes, they are making the decision to stay and expand their present residence,” says George Zarras, Designer, General Contractor, and Owner of Affordable Home Improvements, Inc.

“The local and national statistics speak for themselves. In plain language, the majority of homeowners are NOT moving into newer and smaller space at significant increased costs. People are smart...why spend more for less space? They are now re-investing in their present homes for longer term use,” says Zarras.

“As a leading edge design/build company, we have over 25 years of extensive experience providing local homeowners with cost-effective solutions to satisfy their present and future space requirements. The most popular additions we have built over the past few years are: 25% new master bedroom/bath areas, 25% family room additions, 20% custom sunrooms, 15% garage additions (1, 2, 3 car), 5% second story additions, 5% kitchen enlargements, and 5% bathroom additions.

“The size of each addition ranges from 100 to over 1200 sq. ft. Costs vary depending on the type of addition and level of finish, whatever the customer has budgeted,” according to Zarras.

“The equity value in any existing home and a home equity line of credit is an excellent source of initial financing even before considering a refinance of the entire house. Currently only 50% of our customers finance their additions,” reflects Zarras.

“In this market, it just makes sense to remodel, add a room or expand overall house capacity and stay in your home. Why anyone would want to go through the tedious process of selling their house, increasing their mortgage, paying movers, then packing and unpacking is beyond me,” says Zarras.



Now that you have made the decision to expand or remodel your present home, let the professionals at Affordable Home Improvements make your dream home a reality.

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# AFFORDABLE HOME IMPROVEMENTS

Home and Business Remodeling

## Sunrooms, Porches, & Decks



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## SUNROOMS, PORCHES, & DECKS

Your Backyard Oasis...Affordably!

“More and more homeowners are making the decision to keep their current home rather than buying a new home. This is a national trend which is also occurring here in Springfield. New home sales are down, but remodeling is up,” says George Zarras, Designer, General Contractor, and Owner of Affordable Home Improvements, Inc.

Besides kitchens, bathrooms, and room additions, custom sunrooms and decks lead the way for many homeowners wanting to invest in their home. The backyard oasis continues to emerge as an outdoor lifestyle, especially with our long Spring, Summer, and Fall climates.

We design and build custom sunrooms, not pre-fab structures. This gives the homeowner better value with a custom addition that ties into the design of the original house, rather than appearing as just an add-on. Our prices are usually less than the pre-fab varieties of sunrooms. We have a range of styles, rooflines, exterior finishes including brick, stucco, and siding, as well as unique wooden finishes. Our custom sunrooms are year-round with thermal insulated windows, heat/air systems, sheetrock or paneling, carpet, tile, or hardwood flooring options, and more.

As a design/build company, we also offer porch covers, screen-in rooms, and swimming pool custom enclosures, all tailored to our customers' requirements and budget. Many of our sunrooms or porches also have unique decks, which expand the outdoor lifestyle area. These areas often include concrete—either patterned, stained, textured, or even tiled. Outdoor kitchens are also increasing as our clients are re-investing in their current homes and backyards.



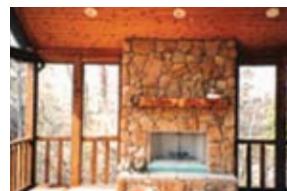
Look closely at some of our outdoor work on the facing page. These are all custom jobs we successfully completed for satisfied customers. Our exterior jobs are some of our favorites to do as they typically take much less time than our customers think, and the “wow factor” they offer is immediate and obvious to neighbors, friends and potential buyers.

So, whether it is a sunroom, porch, deck, or patio, let Affordable Home Improvements design and build your new backyard oasis.

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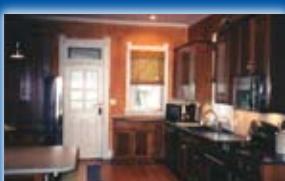
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# AFFORDABLE HOME IMPROVEMENTS

Home and Business Remodeling

## Kitchens



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## KITCHEN REMODELING

Your Best Home Improvement...Affordably!

“What is the most important remodeling project in a home?” This is the single most repeated question I receive from homeowners, according to George Zarras, General Contractor, Designer, and Owner of Affordable Home Improvements, Inc. “The answer is always: your kitchen.”

“The kitchen has the highest return on your remodeling investment. Realtors, appraisers, and independent studies have consistently reported that 100%+ of each dollar invested in a kitchen will be returned in the value of your home. This is better than any investment of say 4-10% on mutual funds or stocks,” says Zarras. “The focal point or heart of the home is the kitchen. It is where the family congregates, morning and night. It is where meals are prepared. It is the most important feature to the female in buying a home. This is critically important, considering women are responsible or influence 95% of all home purchases and remodeling decisions.”

Kitchen remodeling falls into three categories: “The first is re-design of space and complete replacement of cabinets, counters, appliances, paint, flooring, fixtures, and more. It may also involve moving walls or even expanding the kitchen into newly constructed space

or another room. We consult and help the homeowner by providing options thereby making the decision process easier. The second is a partial kitchen remodel. This could involve either budget line new cabinets, replacing counters and sinks, repainting, possible replacement of appliances and perhaps new flooring.

Partial remodeling is a good alternative for homeowners with a limited budget or who plan to stay in their present home for a short time. The third is a limited kitchen remodel. This would include re-facing existing cabinet frames, new doors, counter replacement, tile backsplash, electrical & lighting upgrades, paint, possible sink and flooring replacement. This approach is where the cabinets are good, but the kitchen needs some updating. It also is cost-effective,” says Zarras.



So whether it is a room addition, sunroom, kitchen or bath remodel, custom home construction, business remodel or on-going cleaning of your home or office, Affordable Home Improvements should be your first choice.

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# AFFORDABLE HOME IMPROVEMENTS

Home and Business Remodeling

## Bathrooms



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## BATHROOM REMODELING

An Important Update to Your Home...Affordably!

Realtors, appraisers, and prospective buyers all agree that remodeled bathrooms and kitchens are the key areas that sell a home. "They give the homeowner 100% plus return on their remodeling investment, while improving functionality," according to George Zarras, General Contractor, Designer, and Owner of Affordable Home Improvements, Inc.

As Springfield's leading remodeling contractor of bathrooms, kitchens, additions, and renovations, Affordable Home

Improvements has a proven system for completing projects on time and on budget. "This system has been refined over the past 25 years, as we discovered, through discussion with satisfied clients," Zarras said.

"We help the homeowner design the bathroom that best fits their lifestyle, budget and ongoing needs for the family or resale," says Zarras. "Our company is also the leader in accessibility bathrooms. These products include elevated commodes, taller vanities, support or grab bars, whirlpool tubs, walk-in tubs, custom oversized roll-in showers and more. We can enlarge or

combine bathrooms to suit the needs of our client. This has also included custom building bathroom additions," he says. "We offer 100% remodeling, which includes design, removal, plumbing, electric, HVAC, sheetrock, painting, tiling, floor covering, and fixtures. It all begins with a meeting and consultation to determine client requests and budget. And speaking of budget, complete remodeling can range anywhere from \$5,000 to over \$45,000, depending on size, complexity, and repairs. The average is between \$8,000-\$15,000.

Most homeowners use their line of credit, arrange a home equity loan, pay with existing funds or use a credit card, since a bathroom remodel is usually a smaller and cost-effective project," says Zarras.



If your bathroom needs updating or you require a kitchen, sunroom, business or residential addition, remodeling, repairs or contract cleaning, Affordable Home Improvements should be your first choice.

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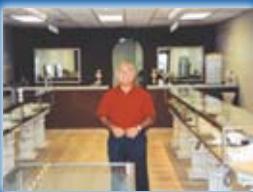
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# AFFORDABLE HOME IMPROVEMENTS

Home and Business Remodeling

## Business Remodeling & Additions



(Before)

Manoli's  
Jewelers



(Before)

Ozark  
Eye Center

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## COMMERCIAL REMODELING

Update or Enlarge Your Business...Affordably!

“Most remodeling and construction companies specialize either in commercial or residential projects. Affordable Home Improvements is able to cost effectively and creatively focus on both,” according to George Zarras, Designer, General Contractor, and Owner of Affordable Home Improvements, Inc.

“As a design/build company, we are able to look at each project from start to finish. This can result in significant savings to our clients,” says Zarras.

And speaking of clients, besides hundreds of successful residential projects over the past 20 years, some of the recent notable commercial projects have included:

- HARUNO'S II – complete redesign, remodel, construction, décor of Sushi Restaurant and Lounge with a Japanese upscale theme.
- MANOLI'S JEWELERS – complete redesign, remodel, construction, décor of store with Grecian theme.
- OZARK EYE CENTER - complete redesign, remodel, construction, décor

of existing building plus design and construction 1,500 square foot addition with the exterior having a French Country theme. Custom reception desks were also designed and constructed.

Other commercial projects have included: beauty salons, in-home custom offices and various in-fill projects.

“Our ability to work through the entire project from design, foundation, electrical, plumbing, HVAC, roofing, exterior, sheetrock, painting, trim, flooring and custom cabinetry places Affordable Home Improvements well ahead of our competitors. Our high repeat customer and referral rate speaks for itself,” says Zarras.



So whether it is a business or commercial remodel/addition, residential remodel/addition, kitchen, bathroom, sunroom, or ongoing cleaning of your home or office, Affordable Home Improvements should be your first call.

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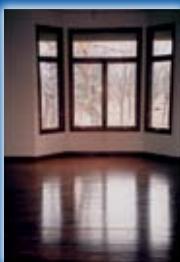
Home and Business Remodeling

## Custom Home Construction

(After)



(After)



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## CUSTOM HOME CONSTRUCTION

Design and Build Your Dream Home...Affordably!

There are several ways to buy a new home: visit open houses, check out real estate magazines, select a pre-owned home and remodel, or design and build a custom home.

"Affordable Home Improvements is a truly unique company of skilled and talented craftsmen. We design and build both additions and custom homes for clients," says George Zarras, Designer, General Contractor and Owner of Affordable Home Improvements, Inc.

"What sets our company apart from the competition is that we are the competition. Virtually all other local firms have chosen to be either a custom homebuilder, or a re-modeler. We are both of them in one firm," says Zarras.

"Affordable Home Improvements first began remodeling kitchens, bathrooms, interiors, porches, and decks. We then expanded into custom sunrooms, custom additions, and commercial remodeling and construction for some of our previous

clients. It was inevitable that several of our satisfied clients would ask us to design and build their custom homes," says Zarras.

With our extensive remodeling and building experience, our custom homes leave no detail unattended. Some have included: Extensive stone and rock entrances; Turrets or towers; Unique decks and patios; Beautiful interior décor; Elegant bathrooms; In-home offices with custom built-ins; Showplace kitchens; Hobbyist garages; Specialized HVAC including ground-source systems.



We design and build what our clients want in their dream homes...Affordably!

So whether it is a custom home, room addition, sunroom, kitchen, bathroom remodel, commercial project or ongoing contract cleaning of your home or office, Affordable Home Improvements should be your first call.

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