



Wondering How A **New Sunroom**
Would Look On Your Home?

STUNNING.

INTEGRITY
 **Home Pro**

Built on the **Golden Rule**
Inside & Outside Remodeling



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WELCOME AND OVERVIEW

Welcome, I am going to assume that since you are reading this guide, you or someone you know is interested in the benefits and luxury that a sunroom can add to your home. This guide will walk you through the fun and dream-building steps required to envision the total transformation process of adding a sunroom to your home. So stick with me – it's going to get exciting.

Before we get too far into this – let me introduce myself – Danny Peterson - I own Integrity Home Pro. My company specializes in upgrades to homes like siding, roofing, windows, sunrooms, kitchen and bath remodeling and gutter protection. In this particular report my intention is to present the various styles, construction methods, types of materials and pretty much every other relevant issue regarding the addition of a sunroom to your home without using technical jargon to make it Easy to select the best option for your home and budget. Something else you should know – I am a Thermal Industries® dealer.

Now, before you get worried – it is my intention to create this idea guide with as much impartiality as possible. I certainly would hope that when it comes time to make the purchase of your sunroom that I have shown you how to judge a good product from a bad one and how to select a qualified dealer/installer from a fly-by-night shady subcontractor.

By The Time You Have Finished This Idea Guide You Will Know:

- Why you should own a sunroom – All the benefits!
- What type, size, and material are best to create a perfect sunroom for your home.
- What type of glass ... -- It makes a huge difference.
- Finishing and the big bonus it can be to an already great sunroom.
- What To Do Next

So with that said – I hope you enjoy this guide – and call me if you have any questions about it.



Sincerely,

Danny Peterson

OWNER
INTEGRITY HOME PRO

SEVEN BENEFITS

of Owning a Sunroom

If I have heard it once, I have heard it a thousand times..." What was I thinking? I should have added my sunroom years ago".

Almost every client we work with at Integrity Home Pro is absolutely amazed at the increase in the quality of life they experience after adding a sunroom. It may be hard to believe, so let me see if I can quantify for you the benefits of owning a sunroom. Keep In mind – these benefit idea statements come directly from our clients.



BENEFIT #1 –

Enjoy The Outdoors 365 Days A Year

Ever been stuck inside on a rainy day, wishing you could be sitting outside hearing the patter of rain and watching the lighting without getting soaked? Ever see the snow fall and want to be in the middle of it without freezing or getting frostbite? How about sit outside on a sunny day and watch the birds, or the flowers blow in the wind without sweating or getting burned by the sun? A sunroom allows you to extend your home "into nature" in a safe and comfortable way. It allows you to move your backyard "into" your home without the insects, dirt, grime and other nuisances.



BENEFIT #2 – Improve The Appearance Of ANY Home

Even the most beautiful home can improve its appearance by adding a sunroom. Whether your home is a well-kept modest home in the typical family neighborhood with white picket fences, or a bigger more immaculate home with lots of extra square feet – a sunroom is like the icing on the cake. The outside appearance is dramatically improved due to the stunning effect glass has on a home. It complements and blends so well with all styles of homebuilding that it's like a well dressed man wearing a Rolex, or a beautiful woman in an evening gown wearing a nice necklace. From the inside - the additional natural sunlight brightens any decor by enhancing and highlighting colors of paint, fabrics and decorations.

BENEFIT #3 – It's The Original Zen Garden

Remember back in the 80's and 90's when Zen gardens were a big deal? Back when these gardens were a big deal (they still are in some areas) the calming effects of stress relief were touted as the next big thing – and you know what – they were right. Except for one big problem – to keep the garden a peaceful, tranquil and stress-relief haven, you had to upkeep the garden. This took an enormous amount of effort by the homeowner or a pretty penny paid to some specialty lawn and garden contractor. A new sunroom adds the benefit of a stress relief getaway, where you can bask in the sun and enjoy the peace and tranquility of nature without having to be overtaken by it.



BENEFIT #4 – Recharge Your Solar Batteries

More and more documented studies are beginning to prove that your mother and grandmother always knew...getting an appropriate amount of sunshine on your skin every few days provides vital nutrients, vitamins and minerals that the human body needs.

The problem has always been that to get sun meant you had to be outside – which means you are at the mercy of Mother Nature. Bugs, hot weather and even the occasional windy day all make recharging the batteries a pain sometimes.

With a sunroom, you get to control the temperature, you get to eliminate pests like ants, flies, mosquitoes and other nuisances – and wind is a non-issue. You can sit in your sunroom, at a comfortable 72 degrees, while getting a full-healthy exposure to the sun.



BENEFIT #5 – Increase The Value Of Your Home

If you have plans to sell your home in the next three to seven years and want to really see a huge return on investment, add a sunroom. Adding even a small sunroom can increase the value of a home by 50%-120%. I am sure you could agree that if you were looking for a home and found two options, one with a sunroom and one without – you would try and get the home with the sunroom.

Besides the added square feet to the home, it adds a uniqueness that is likely not found in your neighborhood currently. It also adds a general appeal that almost nobody can turn down. It's rather amazing to dig into the statistics showing how fast, and for how much more, Homes with sunrooms sell as compared to homes without.



BENEFIT #6 –

Add Usable & Desirable Square Footage To Your Home

This seems like a rather obvious point, so let's spend just a second covering it. Not only can we add sunrooms to a living area, but to kitchens, or bedrooms, playrooms, game rooms or pretty much every room. This added space where you want it means more room for whatever you enjoy doing and allows you more space to do it in.

BENEFIT #7 –

Extra Stuff From The Sunroom Installer

Any sunroom installer or dealer worth his salt will have many connections in the home remodeling world and should as a standard part of the deal offer you anywhere from one to five extra bonus items to accompany your purchase. These items could be things like free window cleaning for a year, a free piece of furniture for the room, a nice ornamental sun dial or thermometer – I think you get the point here.

Have Questions?

Need More Information?

Call (800) 599-3502 or Visit IntegrityHomePro.com

HOW DO YOU WANT TO Use The Room?

If you're like most people, you have this idea in your mind, a mental picture of what you want your sunroom to look like.

Does it have a sofa, a chair, a table with a set of chairs? Does it sit just off the kitchen, off the main room? Maybe you have put yours off the master (in your mental picture that is) so you can wake up in the morning, shower and relax in your robe while sipping some orange juice reading the paper – all the while soaking in the rays.

Maybe you don't really have a clear picture of what you want the sunroom for, but do know that you want one. Well, if this sounds like you, this discussion should help. It presents a few of the most common places to add a sunroom and things you can use it for.

KITCHEN SUNROOM

This type of sunroom is usually a bit smaller, but has a high level of visibility to the backyard and provides for nice morning sun coupled with an invigorating feel to start the day. Typically you find these types of sunrooms around the breakfast nook portion of the kitchen or a small "punch out" section of the kitchen where a table would go, with the idea being, you eat your breakfast in nature.



MASTER BEDROOM SUNROOM

This type of sunroom isn't for everyone, as it can be really bright in the morning, but for those early risers who enjoy the progressive light of the sun or enjoy opening the shades in the sunroom early in the morning to capture those first morning rays – this is the room for you. If you are an early riser you will be amazed at just how easy it is to rise with a sunroom 10 feet from your bed. You can wake up, walk over, pray, meditate or just relax while reading the paper. Size-wise it falls into the medium-size category of sunrooms we find in homes today.



GREAT ROOM SUNROOM

Just off the main downstairs room, the great room – would be where this sunroom would be added. This type of sunroom adds enormous living space to the home. The sunlight will set off the colors of the decor and add a cheery, airy feel to the home. This is almost always one of the bigger rooms, but this doesn't always mean more expensive. If you are looking for a good general purpose sunroom – this is it.

BACK PORCH SUNROOM

Probably the most commonly thought about type of sunroom, and the most practical. It sits at the back of the home and adds a large amount of space to the home while providing a comfortable, inviting sitting or relaxing area for when guests arrive or just for a nice quiet brunch with the spouse. Sometimes these will include a hot tub.



SIZE AND SPACE

Planning

Okay, now you know what you want to use your new sunroom for, so the next most obvious question is – how big and what shape should it be? This is a question that is best answered initially by you – the homeowner. Once you have a good idea of how big and in what shape you would like to build your sunroom, a professional sunroom installer should be able to help tailor your dreams into a firm reality. Here are a couple of things to consider when you think about how big and what shape you would like your sunroom to be.

1. How Much Traffic Will The Room See?

This is a very commonly overlooked part of the equation when deciding on how big to make your sunroom. If you have decided to install your sunroom just off the main living area or great room, there is a good chance it's going to see a lot of traffic and therefore would need to have more space than other types of sunrooms. A good example of a small sunroom might be one located just off the master bedroom or in a kitchen as a breakfast nook. The bottom line here is always about 15-20% more space than you think to accommodate the people that occupy the room. This ensures enough personal space for everyone and allows the room to not feel cramped or stuffy.

2. What Type/How Much Furniture Will Occupy The Room?

While not usually overlooked, this question is typically never completely thought out. To help with this question we have included a complimentary "Sunroom Layout And Design Graph", that includes suggested sizes, styles and furniture options that allow you to literally plan out every detail. Remember, planning properly beforehand means no surprises for you and a more perfect end result.

3. Where The Doors and Windows Will Be

Many people don't think about this when planning a sunroom, but it is important to consider the position of your home relative to where the sunroom will be and where you will want to put the windows and doors. For example, if you are adding a sunroom just off the kitchen and your kitchen happens to face east, take note that the eastward windows will get a bright ray of sunshine in the morning. This may be what you want, but if you're not a morning person, it may NOT be what you want either. Another good example would be a back porch sunroom that includes a hot tub. If your back yard is semi-visible from the street then you may want to carefully consider where you place the windows and doors, as they could provide a peek into your otherwise private life.

4. Where To Locate The Electricity, Phone, Internet and Cable (as applicable)

Now certainly every one of these won't apply for every sunroom, but in some cases where you may want to add a TV or a wireless computer router or even just another phone – you will want to plan these ahead. Keep in mind the rat's nest of cords that often accompany too many electrically powered gadgets in a small space and how that might detract from an otherwise calm, serene environment you are seeking to create. Good planning should be made to ensure a visibly appealing end result.

SUNROOMS

and Their Benefits

One of the last major things you need to consider before speaking to a builder is what type of a roof you want to have on your sunroom. There are two solid roof options, and this section will help you decide which will work better for you and your plans.

SOLID ROOF DESIGN AND ITS BENEFITS:

The Most Rigid and Durable Construction Available, a Higher Thermal Barrier and More Privacy

Having a solid roof on your sunroom provides the most durable, weatherproof and climate dependent addition possible. In our climate, where weather can be really severe, we recommend this type of roof - the Marquee Style sunroom.

A solid roof also removes the need for roof shutters or covers for the roof of any kind on particularly hot days that would pour sunshine into the room. It reduces the chances of any prying eyes that could be trying to see into your home from an elevated position in the evening time. Here are a few examples of solid roof sunrooms.





Marquee Style **STRAIGHT EAVE**

The Straight Eave Marquee Style sunroom is perhaps the simplest of designs but, in fact, delivers stunning results. In general, this style of room is one of the easiest additions to any home – the style is simple and the “footprint” needed for the sunroom is the smallest. In most cases, the addition can be added in place of an existing patio or deck area – attributes that make this type of sunroom one of the least expensive options. Here are a few examples of straight eave glass sunrooms.





CATHEDRAL EAVE

Have limited space but want to make the most of it? Cathedral eaves are the way to go. Everyone at one time or another has walked into a home with cathedral ceilings (so named for the massively high ceilings of English, Scottish and French churches). This type of ceiling and eave adds a perceived extra amount of space that improves the sunrooms “presence” and feel. You almost feel like you are king or queen of a castle when sitting in a sunroom with this type of eave.



GLASS INFORMATION

One of the most commonly overstated and misunderstood portions of a sunroom is the type of glass that is used and how vital it can be to the comfort and usability of the sunroom. Marquee sunrooms, by their very construction, are nearly 50% glass – selecting the correct glass for the sunroom is essential to create a comfortable and efficient living area, regardless of the season.

What is Low-E and how important is it to have it on your windows or doors?

Low-E stands for low emissivity and is a fairly new advancement in glass technology. Basically, it's a microscopic, metallic coating – applied to the surface of glass – that reflects and re-radiates heat energy either into or out of a home depending on climate conditions. Using Low-E is an excellent way to increase the energy efficiency of a window. In fact, it's so effective that every Thermal window with Low-E is ENERGY STAR® compliant in every region of the U.S.

What is ENERGY STAR® – and what does it have to do with windows and doors?

ENERGY STAR® is a U.S. government program – administered by the Department of Energy and the Environmental Protection Agency with the cooperation of manufacturers – that's designed to reduce the consumption of fossil fuels

through the education of consumers. The program covers many different types of products. Windows and doors can only carry the ENERGY STAR® label if they are tested by an independent laboratory through the NFRC program and meet specific, predetermined U-value ratings. By selecting ENERGY STAR® products, you will reduce your energy costs and help make the environment cleaner.

Does Argon or Krypton gas between glass panes really make a difference in energy efficiency?

For air to insulate well, it needs to be as still as possible because moving air carries energy. Argon and Krypton are heavier than air – so they're less prone to convection or thermal movement. The bottom line is that heavier-than-air gases offer a higher level of insulation. Both occur naturally in the air we breathe and are completely harmless.



DREAMSPACE® PATIO ENCLOSURE Options

Do you want to further enhance the thermal performance of your new room? Maybe you would like to enjoy the blue skies through a skylight? Look no further than the DreamspacE!® Choose from an array of options to make your new DreamspacE® everything you've ever dreamed of... and more! The following options are available on all DreamspacE® models:

- Peak Performance Glass is a dual pane insulating glass package featuring LoE2, Argon Gas and Intercept® Warm-Edge Technology.
- Star-Gazer II Skylight Standard with Easy Clean Glass. Choose fixed or operable units. Features Peak Performance™ Tempered Safety Glass with LoE2 and Argon Glass.
- Enhanced Roof Panels enable you to add shingles to the roof of your DreamspacE®, to create an aesthetically pleasing transition between the room and your home.
- Earthtone Color Walls and Windows to complement your home's exterior colors.
- ASA Luran Wall Skins provide a durable alternative for DreamspacE® interior and exterior walls. The Wall Skins will not dent or scratch, assuring a long-lasting, beautiful room.
- Thermo-Dek is a foam core flooring system for your DreamspacE®, featuring an insulating R-Value of 17.0.
- Thermo-Dek is also available in various thicknesses with insulating values up to R-45.
- Extruded Integrel Rain Gutter System.
- 6" Roof Panels with insulating value of R-41*.
*Applies to 3- and 4-ply 6" roof panels.

Have Questions? Need More Information?
Call (800) 599-3502 or Visit IntegrityHomePro.com

Custom Dreamspace® Options...

The following options are only available on select Dreamspace® models.
Ask your Dreamspace® representative for more details.

SUPER PEAK PERFORMANCE™ GLASS

A triple pane insulating glass package featuring LoE2, Krypton Gas and Super Spacer® Warm-Edge Technology, providing excellent insulating performance and comfort.



DREAMGLAS®

Capture the distinct textured look of decorative glass in an insulating glass unit. Select from Jewel Cut, Color and Cane styles.



MAINTENANCE-FREE DECORATIVE GRIDS

Available in either colonial or prairie patterns. Add that special touch to the appearance of your Dreamspace®.



VARIOUS WINDOW STYLES

Add an elegant bay window, double hungs or casements. Or, to increase your viewing area and light, try glass kick panels, trapezoid or rectangular shapes.



ELECTRIC-READY CHASEWAY

This chaseway system enables you to add wall outlets, light switches, ceiling fans, decorative lighting, heating or air conditioning to your Dreamspace®.



3" INSULATED STEEL ENTRY DOOR



DECORATIVE WALL COVERINGS

Select from a variety of colors, textures and patterns to accent the decor of your Dreamspace®.

Built for Long-Lasting Performance

DreamspacE® Features Provide Performance You Can Count On.

Your new, energy-efficient all-season DreamspacE® features a three-inch thick wall system with thermally-enhanced structural frames for added strength and durability. A three-inch wall system for three-season use is also available. In addition, the three-inch roof system with Aluminum I-Beam Roof Mullions is thermally-enhanced to inhibit the transfer of heat and cold, enabling you to utilize your new DreamspacE® throughout the year.

You will also enjoy advanced features with the Slider Window System, including Removable Track Liners for easy cleaning and Warm-Edge Technology, which reduces condensation and seal failures, making your new DreamspacE® a comfortable space for all your family activities.

Slider Window Features

- Solid Vinyl Construction
- Fusion-Welded Frames and Sashes for strength
- Dual-Glazed 13/16" Insulating Glass
- Warm-Edge Technology reduces condensation and seal failures.
- Self-aligning, Dual Tandem Brass Rollers glide along a monorail track for smooth, easy sash operation
- Removable Track Liners for easy cleaning
- Removable window sashes for quick screen room conversion and maximum ventilation
- Full Screens

Wall System Features

- 3" Thermocore Expanded Polystyrene Wall System with embossed white aluminum interior and exterior
- Thermally-enhanced, aluminum structural frame for strength, durability and years of energy efficient performance. A three-inch wall system for three season use is also available
- Max Glass design for maximum daylight and viewing area
- Radius Corner Posts on all-season room; Beveled Corner Posts on three-season room

The Greener Choice™

Greener Choice™ is a term we use to describe features and benefits of our products that are environmentally-friendly.

Energy Efficient Glass Package Options

Improve the comfort of your DreamspacE®, while saving money on heating and cooling bills. They are also better for the environment because lowering your energy use means less air pollution from power plants.

Recyclable Components

Our manufacturing processes blend environmental sensitivity with high-quality finished products. We recycle our vinyl, glass and aluminum scrap, often selling it to companies outside our industry. These materials provide our customers products with sustainable life spans, keeping them out of landfills.

Look for the Greener Choice™ Logo to identify these products and materials.

Patio Door Features

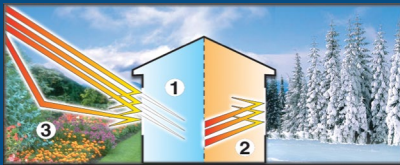
- Fully Fusion-Welded Vinyl Construction
- Monorail Track Design and Anti-Racking system enables door to glide smoothly
- Heavy-duty hanging screen and Accu-Track Anti-Racking System
- Superior Wedging Interlock increases security and reduces air infiltration
- External Key Lock
- Dual-Point Grappling Hoop Lock increases security by drawing the sash tight to the door frame
- 13/16" Insulating Glass with Warm-Edge Technology

Roof System Features

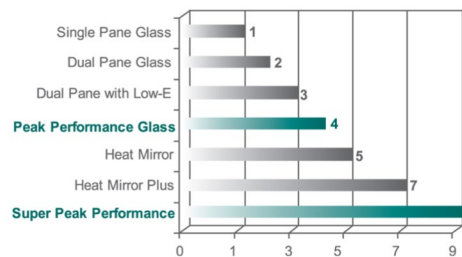
- 3" Insulating Roof System
- Aluminum I-Beam Roof Mullions are thermally-enhanced to inhibit the transfer of heat and cold
- Thermocore Insulating Panels provide excellent soundproofing and an insulating value of R-19 for comfort
- Fascia Trim for clean, finished appearance
- Cathedral or Marquee styles 3- and 4-play panels only



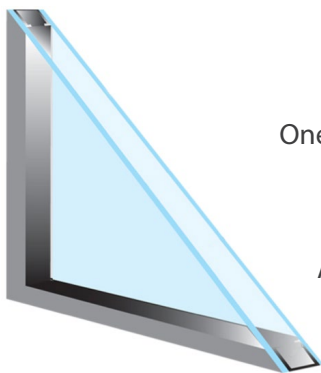
As shown in the diagram below, LoE2:



1. Allows natural light to freely enter your Dreamspace®
2. During winter months, LoE2 glass reflects heated air back into the Dreamspace® keeping it warm while lowering heating costs.
3. In the summer, LoE2 glass reflects the warm air outdoors back outside, lowering your Dreamspace® cooling costs.



The higher the R-Value, the better the insulating value and energy saving performance of the glass of your Dreamspace®.

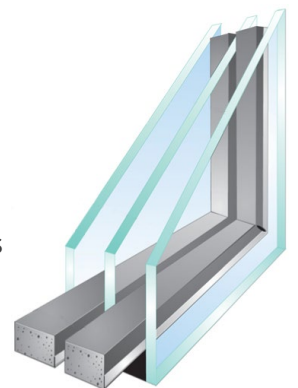


Peak Performance™ Glass

- One Lite of High Performance LoE2 Glass
- One Lite of Clear Glass
- Argon Enhanced Air Space
- U-Channel Spacer

Super Peak Performance Glass™

- Two Lites of High Performance LoE2 Glass and One Lite of Clear Glass
- Two Krypton-Enhanced Air Spaces
- Superior Warm-Edge Spacer System



FINISH OUT IDEAS



LANDSCAPING

Consider for a moment, a cool spring morning – dew on the ground, the doors of your sunroom are open and the smell of lilacs or magnolia wafting through. Maybe a few birds are chirping and there are squirrels searching for food in the bushes. Sounds pretty good doesn't it?

Well, one of the finishing touches you must consider when you plan the construction of your sunroom is the landscaping. Trees, bushes, water features and ground cover can all make a huge difference in how and when you enjoy your sunroom.

When considering trees and bushes it's probably best that you choose ones that don't provide too much shade and have nice fragrances. Natural attractants to hummingbirds,

regional specific nesting birds and maybe even certain fruit trees or bushes are usually good options.

Ground cover is usually best accomplished by small clean gravel or a semi biodegradable mulch. You should look for something that looks nice and doesn't detract from the heat permeability by retaining or reflecting too much of the sun.

One of the final things to consider are ornate decorations likes water features, flowers and yard art. Water features are particularly nice next to sunrooms as they can stimulate the sense of sight and sound. If the water feature is lighted, night-time can be a real treat. When looking for flowers, consider ones that have large blooms and are hearty. Further, only consider flowers that like full sun as your sunroom will likely not be shaded by any trees.

Can the room be open to the house, or does it have to be separated by doors?

It can be either depending on what you want to achieve. We can show you different options during the design consultation.

How do you finish the existing house wall which will become an inside wall?

Most people choose sheetrock or conventional interior wall finishes, since it has now become an interior space. Other customers leave the exterior finish for more of a porch-like feel.

Can you put cable TV in my sunroom? What about a phone jack?

Yes to both! Many of our customers find their sunroom to be the BEST place to relax and watch television. Please note that if you have glass panel base walls, we normally place outlets in the floor.

What are the advantages to the Marquee Style?

Energy efficiency is a key attribute of a Marquee Style sunroom in our climate. In addition, the Marquee Style sunrooms costs significantly less while delivering most of the



wonderful attributes associated with a complete glass room. The majority of the cost savings are associated with avoiding the extreme costs for the ceiling materials needed to work in our environment.

What furniture goes best in the sunroom?

Any furniture you like! Some people have used leather sofas and chairs in the elegant styles, others have chosen more casual styles like wicker and teak.

Will a sunroom increase my home's value?

As a year-round conditioned space, the sunroom increases the value and appreciates in value just like any room would. In fact, US News and World report indicated that a well-designed and -installed sunroom is one of the highest returning improvements you can buy (98% in 6 months compared to 78% for a conventional addition).

FREQUENTLY ASKED QUESTIONS



Do you work with brick?

We can do brick on concrete foundation installations.

Can you install a doggie door?

Yes, we can on steel insulated doors.

Can you build on my existing deck?

Yes, but because the calculated load on the deck structure and foundation almost doubles, some additional reinforcement is usually required (framing and/or piers).

Can you match my shingles?

As long as they are still available from the manufacturer; otherwise, we will identify a close match for your approval.

FINANCING OPTIONS



There are many available financing options from which to choose which will make your new sunroom affordable now. With the assistance of our approved lending sources, you can benefit from low interest rates and long-term flexibility options.

Our lending sources can also easily refinance your home to include the investment of your new sunroom with affordable monthly payments.

Speak to your representative about what will work best for you.



Danny Peterson,
Owner
Integrity Home Pro

(410) 721-9577

Info@IntegrityHomePro.com

IntegrityHomePro.com

INTEGRITY
Home Pro
Built on the **Golden Rule**



What To Do **NEXT**

By now, the mental picture of the ultimate sunroom for you and your home should be pretty clear. In your mind you should have a clear idea of what type and style sunroom you want, what you want to use it for, the kind of glass, furniture and even extras like landscaping and water features you want.

Even better, it should be pretty apparent who you should speak to about your new sunroom. Our clients are so happy with our installations that we can provide dozens of references for you to call. On top of that we have an excellent rating with the Better Business Bureau.

If you are even considering a sunroom for your home then simply give us a call and set up an in-home, no-pressure consultation. Make sure you have your sketch and your ideas handy and we will do the rest. Contact us by calling or visit our website at www.IntegrityHomePro.com.

Thank you for your time, I hope you enjoy reading this report as much as we enjoyed preparing it.



Danny Peterson, Owner
Integrity Home Pro

INTEGRITY



Built on the **Golden** Rule
Inside & Outside Remodeling

2400 Kemp Way, Bowie, MD 20715

(410) 721-9577

MHIC#121945

VA HIC#2705 093028

DC Lisence #4202-12000064

Corporate Office: Bowie, MD

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