www. renovatorsltd.com

# Renovators Ltd.

A quarterly newsletter building industry knowledge. Summer/Fall, 2008

# Make an Addition to Your Family

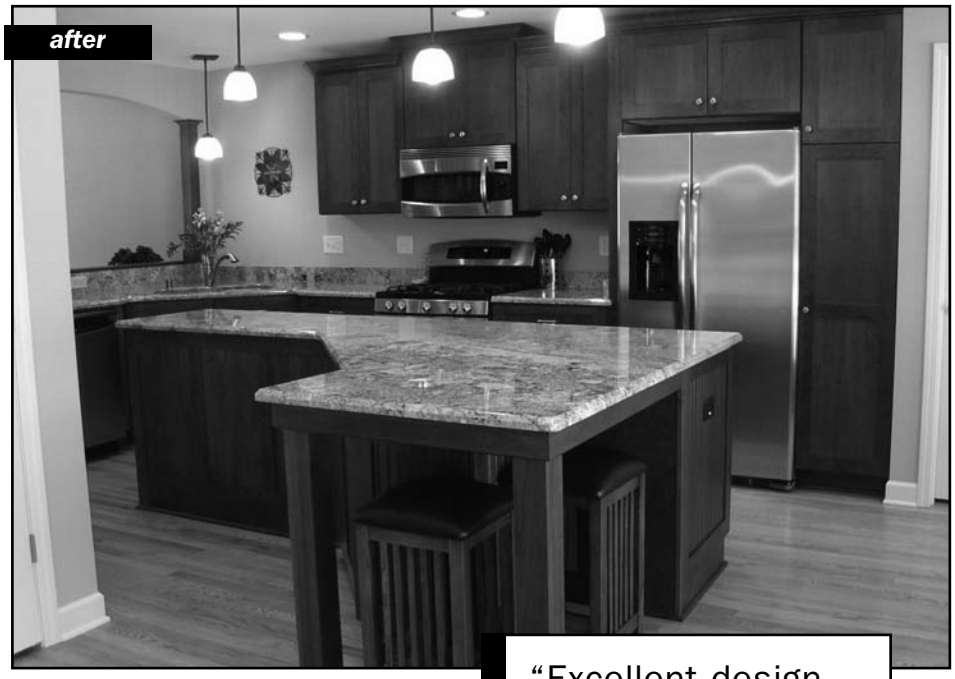
Homeowners never fail to be impressed by the difference major space changes can make in the quality of a family's life. You love your home but it isn't working well for you. You don't want to leave your neighborhood, your neighbors and your schools, but something really has to be done to refit your house to your lifestyle.

Not to worry. Adding a room, wing, or floor to your exiting home might be a major undertaking, but it can also be a fulfilling experience — especially if the remodeling is well-designed. Excellent design is critical since the remodeling can either enhance or detract from your existing structure. The one thing you don't want is an addition that clashes or sticks out like a sore thumb.

Begin by evaluating the style of your home. Is it contemporary, or traditional? Is it a Victorian bungalow, rambler, split level or colonial? Each home style has specific architectural lines and details which can be echoed in the design of your addition. Next, think in terms of scale. A common design mistake is an addition that either overshadows the original home, or is much too small and insignificant to add to the overall architectural style. Cut out pictures of homes that you appreciated. This "homework" will help you zero in on your particular tastes.

Take a look at the style of your home. Pay special attention to:

- The pitch of the roof;
- The style of the windows and doors;
- The architectural details such as balustrades, shutters, moldings, porches;
- The materials used — type of shingles, siding, stone, brick, stucco.




"Excellent design is critical since the remodeling can either **enhance** or **detract** from your existing structure."

*"Family Addition ..."*
continued on page 4

**InsidetheIssue**

p2 *Renovators Showcase*

p3 *In the News/ Kudos*

p4 *Family Additions con't*

# Giving *New Life* to a Living Space

**Project Scope:** Front entry, kitchen, walk-in pantry, dining room, mud room, garage, central staircase, laundry room, and master suite addition.

**Location:** Brookfield

This 1950s Cape Cod home underwent radical changes to the first floor including a front entry addition, kitchen addition, master suite addition, mudroom entryway addition, new windows throughout, and a third bay garage addition.

The kitchen was designed to take advantage of sightlines to their large secluded back yard and also provides direct access to the dining room and the mudroom entryway from the third garage bay.

The new kitchen showcases dark stained cherry cabinetry, granite countertops, oak hardwood floor, stainless steel appliances and a large walk-in pantry. Located along the back of the house to take advantage of sightlines, the new dining room incorporates floor to ceiling windows, a gas fireplace with tile surround, cherry mantel, and cherry display cabinetry on either side of the fireplace.

The original staircase leading to the home's second floor was re-designed to be a central focal point for the first floor by removing the surrounding walls and replacing them with dark stained oak balusters, columns, and handrails. The opening to the staircase was further highlighted with the use of archways along the ceiling.

The laundry room and auxiliary closet space are located in a connecting hallway between the new master suite and the dining room which provides ease of access and convenience to the homeowners.

The new master suite with a vaulted ceiling is located on the East end of the home and incorporates the original Lannon stone exterior along the West side of the room, with windows and a patio door providing sightlines to the back yard. The spacious master bathroom also incorporates a vaulted ceiling, walk-in shower with slate tile surround, whirlpool tub alcove, his/her cherry vanity and linen cabinet, separate water closet room and slate tile floors. The master suite is completed with a large walk-in closet with built-in ironing board.

# Ventilating Your Home

Keeping your home well ventilated cuts your air conditioning bill considerably. It also prevents moisture buildup that can cause wood rot, paint peeling, ice dams and leaks. Ventilation is particularly important in new homes, which are often built to be airtight and heavily insulated to conserve energy. No one wants a house full of cracks and drafts, but sealing off the outside air too efficiently can cause its own set of problems. Give your house a breath of fresh air by following these instructions.

There are many ways to ventilate a home, and the method you choose will depend on the size and shape of your house, the type and location of nearby trees and buildings, and local codes and regulations.

Ridge vents are installed from end to end on the roof and have a low profile, making them less noticeable from the street. They are the most effective non-powered ventilators available, providing uniform cooling along the entire roof deck. There are two types of ridge vents: filter vent and shingle-over.

The external wind baffle on the ridge vent causes wind to blow over the vent, creating an area of negative air pressure. That draws air up from the attic, effectively removing heat and humidity. Look for air vents with filters that protect your roof against rain, snow, dust and insects.

Power vents forcibly exhaust heat and humidity from the attic, even on days with no wind. The air enters through intake vents (typically located under the eaves) and is pulled through and exhausted from the attic with electric fans.

Power attic vents with two-speed controls are appropriate for areas with high temperature extremes. They come with an adjustable thermostat; low speed for energy efficiency ventilation, and high speed which kicks in when the temperature reaches the extreme.

If moisture is a problem in your attic, consider adding a ventilator with an automatic humidistat. These are available in both gable-mounted and roof-mounted styles .

For safety, the motor should have an overload protection to shut the fan off if the motor overheats.

Wind turbines use the natural force of the wind to create air flow and provide ventilation. The free spinning turbine is self-lubricating, drawing hot humid air from the attic.

Turbines come in two sizes: 12" and 14". The latter provides almost 30 percent more air flow. Consequently you may need fewer 14" turbines to ventilate your attic.

Whole-house fans exchange air in your home much more rapidly than air conditioning units, providing a fast and efficient way to lower indoor temperatures. Through open windows, cooler outdoor air is drawn indoors, especially at night and early morning hours. And even in the daytime, the air gently stirring throughout your home makes higher temperatures feel cooler.

There are two basic whole-house fan designs: direct-drive and belt-drive. With either one, you can get a variety of speed controls, including single, triple and variable. Direct-drive fans are easier to install than belt-drive because they do not require attic floor joists to be cut. Belt-driven types may take a little more work to install, because you might have to cut a joist, but they offer increased circulation and quieter operation.

For small to medium-size houses, a direct-drive fan is the choice. The blades are mounted directly under the motor and attached to the motor shaft. Install a belt-drive fan in larger homes. A belt connects a pulley on the motor to a pulley on the fan blades. The result is a higher air flow and a quieter fan due to the steeply pitched slow-turning blades that are used.

Excess moisture in crawlspaces promotes rot, mold, mildew, and invites termites to dine on the floor joists. Foundation vents are your homes first line of defense against excess moisture.

In homes with crawl spaces and dirt floors, most moisture enters the home through the crawl space. Good crawlspace ventilation circulates fresh air through the crawlspace and exhausts musty, moist air.

Check your foundation vents regularly to ensure they open and close properly. If you have a vent that doesn't work properly don't dismay just follow these easy instructions to replace it.

# **In** the **News**

**Michelle Niepow** is a Design Assistant currently training for design and sales. She brings with her a bachelor's degree from the Interior Architecture program at UW Stevens point.

***

**Marcus Medina** was hired as a carpenter's assistant. He has an extensive knowledge in lead abatement and is excited to expand his knowledge in the carpentry field.

***

**Randy Darrough** joins us as a carpenter with over 15 years of experience in the remodeling industry, specializing in finish carpentry.

## KUDOS to you!

We take pride in the quality work and attention to detail we provide for you. Nothing shows us that you value this more than when you share our name with your family and friends. We want to take this opportunity to express our appreciation. Thanks to:

- **Tim** and **Chris Seymour** for referring **Michelle Webb**
- **Ray** and **Marilyn Hauswirth** for referring **Dave** and **Jennifer Litzau**
- **Sean** and **Mary Hannan** for referring **Matthew Kattapurm**
- **Tom Uttke** for referring **Richard** and **Laura Statts**
- **Jim** and **Katie Somers** for referring **Chris** and **Kristin Marlier**
- **Mike** and **Jennifer Egelhoff** for referring **Mike Murray**
- **Richard** and **Shirley Minga** for referring **Cheryl Magnar**
- **Bill** and **Jo Andrae** for referring **Diane Strelow**
- **Jeff** and **Laura Zanella** for referring **Christine Spresser**

# *"Family Addition ..."*

continued from cover

Think about which architectural details you want to repeat in the design of your addition. Repeating design elements is an excellent method of creating additions that look as though they had always been there. For example, your addition could include a dormer that mirrors another elsewhere on your home. And it should include a complementary window style to that of the original.

The design of the interior offers more flexibility, since it's not viewed in its entirety, as is the exterior. Even so, you'll still want to strive for a comfortable transition from existing space to new. The ceiling style and height can make a big difference in the tone of a room. A steep pitched roof on the exterior can make way for a dramatic cathedral ceiling on the interior. This can add drama to a contemporary or traditionally designed space – in a living room, kitchen, bathroom, or family room.

Little is more satisfying than living in a house that's been beautifully remodeled with a new addition. If you've taken the time to plan carefully and pay attention to the details that make it part of your home, you'll love your new space more with each passing day.

This newsletter is a forum to learn about new techniques, industry standards, methods and individual stories. If you have ideas, articles, photos, questions or a subject you would like to see published, for consideration please contact us at our office:

**RENOVATORS LTD.**

14260 W Greenfield Ave, Suite 203,
Brookfield, WI 53005
Phone: **(262) 782-7860**
Email: **info@renovatorsltd.com**
**www.renovatorsltd.com**

RENOVATORS
LTD
*Design / Build / Remodel*

14260 W Greenfield Ave, Suite 203
Brookfield, WI 53005
Phone (262) 782-7860
Fax: (262) 782-7865
www.renovatorsltd.com

*A quarterly newsletter to help inform our customers and build awareness and knowledge in the remodeling industry.*

*We appreciate your business!*

PRSRT STD
U.S. POSTAGE
**PAID**
MILWAUKEE, WI
PERMIT NO. 1275