

## project description

Type:	Addition with major interior and exterior renovations.
Contractor:	<b>Kreider &amp; Diller Builders, Inc.</b> (see ad on p. 31)
Designer:	Quality Design & Drafting Svcs., Ltd. (see ad p. 33)
Trade Partners:	Charles A. Erisman Inc., Asphalt Paving (see ad p. 42) Cloister's Flooring America (see ad p. 34) David Miller/Associates, Inc. (see ad p. 30) Mervin Zimmerman Inc./The Bath Barn (see ad p. 6) Nolt Electric, Inc. (see ad p. 37) River Valley Landscapes & Pools (see ad p. 32) Rock & Metal Systems, Inc. (see ad p. 35) Shank Door Company (see ad p. 42)
Scope:	This project included the renovation of 900 square feet of existing space, the addition of another 900 square feet of new space, as well as a dramatic whole house exterior makeover, including a new entry way and a cover for the front porch.  In the kitchen, the rear wall of the existing breakfast area was removed to open up the area to the new breakfast/sun room space that replaced the existing screened porch. The light and airy breakfast room/sunroom addition combined with the kitchen provided more room for family togetherness. A new screened porch was added in place of the existing deck at the rear of the family room. The stairway to the bonus room above the garage was removed and a new mud-room/powder room was added into the garage area. To provide additional storage lost by the added mudroom, a room with double doors was added out the rear of the garage which leads to a flagstone porch covered by a pergola. Between the pergola and the screened porch is a covered porch for the hot tub, which had been located originally in the rear of the garage.  The entire exterior of the house was upgraded with a new architectural shingle roof, new cement lap siding, new soffit, fascia and gutter, new stone veneer, painting of the existing brick to match the siding, new shutters, and new flagstone patios.  The existing HVAC system was replaced with a new high-efficiency heat pump zoned to provide controlled temperatures for the sunroom space, the balance of the first floor, and a zone for the existing second floor. A new second unit was added to handle the new second floor master bath, walk-in closet/dressing area and office.



Garage Doors: SHANK DOOR COMPANY  
Paving: CHARLES A. ERISMAN

## a beautiful investment

renovating and adding on made perfect sense

**W**hen Linda talks about her family's newly-renovated Hempfield Township home, she minces no words about her impressions of Lancaster-based Kreider & Diller Builders: "They were first class, all the way."

To illustrate her point, she quickly recites numerous examples of their premium quality of work, from Kreider & Diller's meticulous attention to details (even details that Linda and her husband, Rich, couldn't see) to the upfront planning that was given to the project. "We knew exactly what we were getting from the beginning—consideration of our needs that was consistently above and beyond."

Linda and Rich discovered Kreider & Diller through Rich's company as they were going through a bidding process to find a builder to add to their footprint. Though the company's project was put on hold due to economic factors, Rich had such a favorable impression of Kreider & Diller Builders that he immediately called the owner, Don Diller, to discuss his residential construction needs.

"...we liked it here. We liked the neighborhood. So we felt that investing in our current property made sense."

"Meeting the guys at Kreider & Diller was like hitting a home run," laughs Rich. "They were there for us every step of the way... I ended up going from loving what they suggested to *absolutely loving* what they did!"



Linda and Rich started their renovation journey as many couples do. They were new to the experience and thus spent a great deal of time weighing their options. "We loved where we are located," explains Rich. "We considered building somewhere





BEFORE



Civil Engineering Consultant: DAVID MILLER/ASSOCIATES, INC.



imagine

Projects designed to provide VALUE and SUSTAINABILITY  
...we design projects like that every day.

- \*Feasibility Studies
- \*Project Design
- \*Permitting & Approvals
- \*Construction Phase Services



**DM/A**  
DAVID MILLER/ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING  
PLANNING • SURVEYING

1076 Centerville Rd Lancaster PA 17601 (717)898-3402 www.dmai.com

else or moving to a different home, but we liked it here. We liked the neighborhood. So we felt that investing in our current property made sense.”

“We started going to open houses and looking in publications,” adds Linda. “We needed ideas and possibilities.”

Their issues with the house they’d lived in since 2000 were wide-ranging, but not insurmountable.

- There wasn’t enough natural sunlight inside the home, causing it to feel unnecessarily cramped and dark.
- The entrances (both back and front) led directly into living

space. When their children ran in and out, they inevitably brought dirt with them.

- The family’s hot tub was relegated to a corner of the garage, as it had no specific *niche* outside.
- The porch in the back of the house was nothing short of dilapidated. Consequently, no one could enjoy it.
- The master bath and master closet were crammed into an attic truss space.

Before the design phase began, Kreider and Diller sought assistance from the Lancaster engineering firm of David Miller Associates to review and identify potential flood plain issues. The report



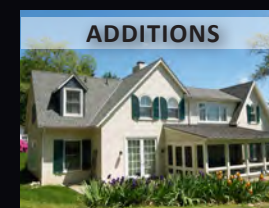
KREIDER AND DILLER



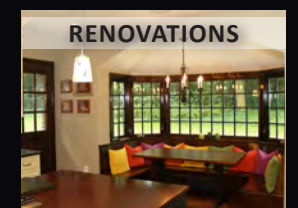
*From generation to generation...  
building dreams for over 50 years!*



NEW HOMES



ADDITIONS



RENOVATIONS

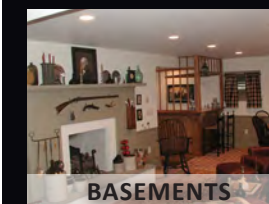
**KREIDER AND DILLER BUILDERS, INC.**

1936 Columbia Ave • Lancaster PA

**717.393.7273**

www.kdbuilders.com

PA001875



BASEMENTS



HISTORICAL



COMMERCIAL





Design Services: **QUALITY DESIGN & DRAFTING SVCS., LTD.**  
 Landscaping: **RIVER VALLEY LANDSCAPES & POOLS**

*Creating the Entire Outdoor Experience*

**River Valley  
LANDSCAPES  
& POOLS**

**800-455-8666**

Think outside...ThinkRVL.com  
 Follow River Valley on Facebook  
 Visit our blog to see what's new  
 PA# 24645

was favorable for the project to move forward.

To help the couple begin to envision how a renovation could completely change the flow and feel of their residence, Kreider & Diller brought in Kevin Bollinger, Principal, Quality Design & Drafting Services. Explains Don Diller, "Kevin and his team did all the design and engineering work to make the project a reality. Their creativity in making space where no space previously existed was 'thinking beyond the box.'"

Rich couldn't agree more. "We had tried working with a previous architect, but it wasn't a good fit. Don brought Kevin over to our house for a walk-through. During his visit, he asked numerous questions. Linda and I shared with him the articles and pictures from magazines that illustrated what we wanted. He was then able to turn all that information into a very appealing design."

**Quality  
Design & Drafting  
Svcs., Ltd.**  
*Residential Design*



**PLANNING SERVICES FOR:**

- Custom Home Designs
- Addition Designs
- Builder Design Services
- **3D Rendering Services**



**WWW. QUALITYDESIGNLTD.COM**  
 (717) 626-5257 - 356 EAST MAIN STREET - LITITZ, PA 17543



Drywall: ROCK & METAL SYSTEMS, INC.  
 Flooring: CLOISTER FLOORING



Bollinger created photo-realistic, three-dimensional views to better demonstrate how the house would change when 900 square feet of the existing space was renovated and 900 square feet was added.

Notes Rich, "I am very much into detail. They put so much care into everything, right down to presenting us

with Quality Design and Drafting's 3D examples. Kreider & Diller's and Kevin's philosophy of doing business and work ethic matches my own. They worked extremely well together... and with us."

Through the six months of construction that ensued, that Kreider & Diller characteristic was evident morning,

noon and evening. Though they were without a kitchen for half the time, the family lived in the home during the majority of the project. That meant daily interactions with the Kreider & Diller team, all of which were positive and friendly. And despite one of their children's asthma, Linda and Rich report that there were no problems (including complications with dust) beyond normal, minor inconveniences associated with renovations.

Besides, no matter what, Linda resolved to have a good attitude throughout the adventure. "I said to myself, 'I'm not getting stressed out' about this. And I didn't," she says with a grin.

Linda's high spirits and optimism paid off in the end; today, the cou-



ple's home is a livable showpiece with a number of attractive, and functional, attributes.

At the heart of the redesign is the kitchen, living area and sizable breakfast nook. These spaces beckon family members and visitors to relax, especially with the richly-hued African Sapele Mahogany flooring. Arched entryways and columns gracefully echo a theme of contemporary traditionalism. Neutrals,



**Residential & Commercial Drywall Contractor**

Carpet • Vinyl • Hardwood • Ceramic Tile • Laminate • Blinds • Dustless Hardwood Refinishing



749 Rothsville Rd • Lititz  
**717.627.4990**  
 100 Durlach Rd • Ephrata  
**717.733.3130**  
 www.cloisterflooring.com

We use our own in-house installers. Professional Sales People & Installers.



PA024549

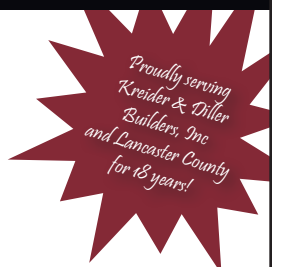


**Rock & Metal Systems, Inc.**

338 Clearview Drive • Quarryville

**(717) 786-4720**

ramsystms@comcast.net







Plumbing:  
MERVIN ZIMMERMAN INC./THE BATH BARN

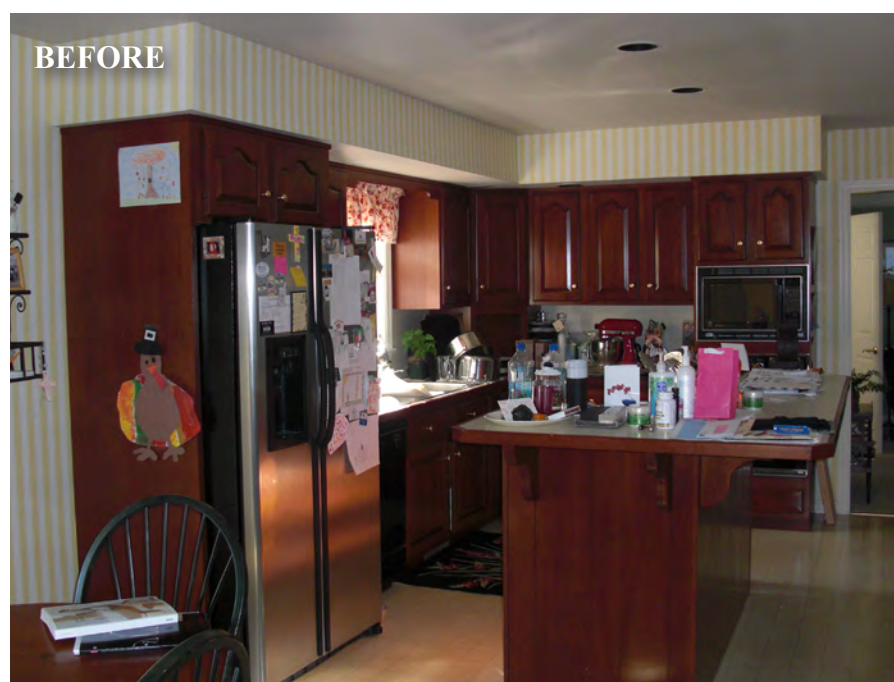


Electric: NOLT ELECTRIC

shades of light blue and generally-warm tones add welcoming touches of charm and nostalgia.

The screened-in porch is no longer falling to pieces; in fact, it's the centerpiece of many impromptu family

and friend gatherings. Using a unique method of embedding the screen material into the cellular pvc frames, the



BEFORE

**NOLT ELECTRIC, INC.**  
Since 1978

- Additions and Renovations
- Kitchen Remodel
- Landscape Lighting
- Service Upgrades
- Standby Generators
- Home Lighting Systems
- Cable TV and Phone Wiring
- Design Services
- Surge Suppression

1006 Flory Road • Mount Joy, PA  
**717.653.2331**  
www.NoltElectric.com  
PA009833



room feels as if it's actually outside. Thus, the intrinsic beauty of the creekside backyard is essentially brought directly into the porch. "We wanted this room to be our focal point, and it is," notes Rich. Adds Linda, "This is our 'ahhhhhh' room... the kids absolutely love it!"

Off the *formal* living space is a mudroom and bath, ideal for shoes, boots, backpacks, coats and the like. A catch-all, this room serves its functional purpose well and keeps the



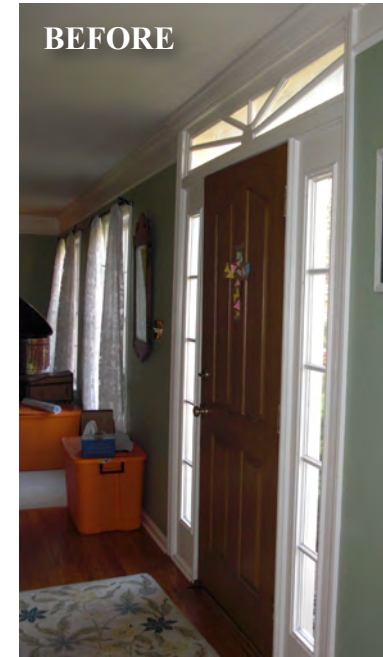
**BEFORE**



a piece of support beam from Rich's grandfather's 19<sup>th</sup> century home which is inscribed with his grandfather's favorite quote: "Excelsior! Climb though the rocks be rugged."

Upstairs, Linda and Rich have a master bath that's downright

**BEFORE**



rest of the house free from unnecessary debris without limiting the youthful freedom of Linda and Rich's children and their friends. There's also a sentimental touch to this area; above the doorway is

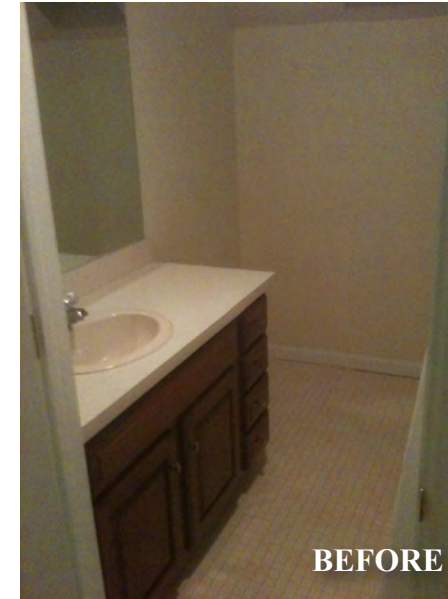
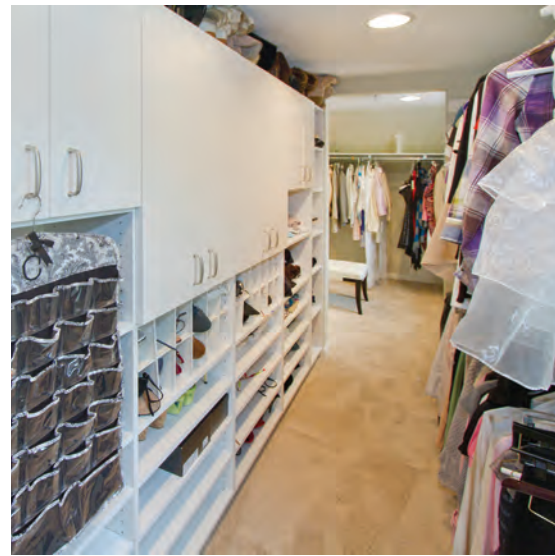
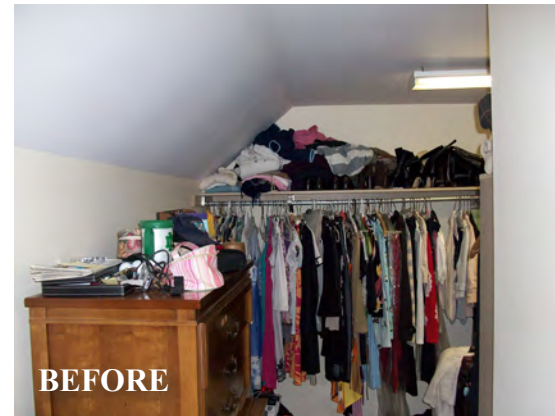






spa-like. The roomy space boasts a double vanity, private toilet area, whirlpool tub and an open steam shower. Next to the master bath are spacious, plush-carpeted *his and hers* walk-in closets and a *bonus room* which is destined to become Rich's at-home office.

At the back of the house, the hot tub now has its own special niche.



And at the front of the home, a new ThermoTru fiberglass door and portico greet guests. The entire exterior of the house was upgraded with an architectural shingle roof, cement lap siding, stone veneer, shutters, flagstone patios and more. To finish

the effect, Brad Groff of River Valley Landscapes & Pools incorporated flora to enhance the finished project.

In order to heat and cool the home efficiently, Kreider & Diller re-zoned the old HVAC unit and added a separate

one to address the additional space created by the renovation.

Don is proud of the work his company has done. He also appreciates Linda and Rich's down-to-earth attitudes about the process. "They were so





# The **ULTIMATE** in Grand Entrances!

Insulated steel, fiberglass & wood doors  
 Keyless entry options  
 Several levels of safe automatic door openers  
 Battery back-up systems  
*Celebrating 47 Years Serving Your Neighborhood*



**393-7280**  
**800-480-4134**  
[www.shankdoor.com](http://www.shankdoor.com)



PA #014738



**Charles A. Erisman Inc.**  
**ASPHALT PAVING** *Since 1956*  
*Specializing in Residential Driveways*

**717.569.6510**  
[www.ErismanPaving.com](http://www.ErismanPaving.com)

PA025635

easy to get along with,” he says. “They made decisions on time and kept the project moving. It’s so satisfying to see the results of such a major transformation.”

As with all projects, there have been some unintended—but wonderful—outcomes. For Linda and Rich, one of the most rewarding is the way their children have responded to the experience. “I definitely think they treat the home more respectfully,” states Linda. “They know—as do we—that it’s something special.”



R&A