

planning to stay

converting a great property into their DREAM home



SPOTLIGHT

project description

Type:	Two wing additions including a finished basement, kitchen makeover, a covered front porch, and a rear deck.
Contractor:	Garman Builders, Inc. (see ad on p. 31)
Trade Partners:	A&S Closet Shelving (see ad p. 40) Adair's Brunnerville Carpet Shop (see ad p. 34) County Line Mechanical (see ad p. 41) Elite Vinyl Railing Systems (see ad p. 33) Kohl Building Products (see ad p. 32) Martin Appliance (see ad p. 37) Martin's Furniture (see ad p. 36) Musselman Lumber (see ad p. 39) Robert Weaver Masonry (see ad p. 30) Service Pros Insulation (see ad p. 32) Swartz Kitchens & Bath (see ad p. 34)
Scope:	The east wing addition consists of a 1,085 sq. ft. master suite, bath, walk-in closets and sitting area on the first level along with a 780 sq. ft. finished basement housing a 720-sq.ft. music studio. The west wing addition includes a 527-sq.ft. 4-car garage (with a 2nd floor storage area), along with a 194-sq. ft. mud/utility room with a custom-built storage bench. Within the original home, the kitchen/dining area was renovated with new cabinets, countertops, state-of-the-art appliances and flooring. Exterior modifications included the construction of a fully-covered front porch to mask the original 2nd floor cantilever. Rear decking using low-maintenance composite floor boards and vinyl railing material replaced the original paver patio.

The perfect location. The perfect view. The perfect property. Sounds idyllic... but what happens when the house that sits on this heavenly lot doesn't quite match up? For Mary Beth and John, the answer was clear—home makeover!

Though the couple had toyed with the idea of buying property elsewhere and building a home, they just couldn't leave what they had behind. Besides, having already moved five times during their marriage, Mary Beth was clearly not interested in going through the packing-and-unpacking cycle again. That's why they turned to the idea of doing a complete house makeover and started researching builders.

Much to the delight of R&A Magazine's publisher, the couple actually got connected with their builder through an ad

they saw in R&A Magazine. The ad belonged to *Renovations by Garman*, a division of Garman Builders Inc., in Ephrata.

"We saw the Garman ad," explains Mary Beth. "And we immediately connected with their style. We went to see some of their renovations and homes; one of them looked like exactly what we wanted. So we knew they would be the right fit."

Thus began a journey that has ended in Mary Beth and John's house doubling in size... and them joining the ranks of clients who rave about Garman's acumen.

Long before construction began, Garman's Fred Heim sat down with the husband and wife team to discuss their requirements. A few of their biggest needs included: having tons more space for their family of five; having a first-level

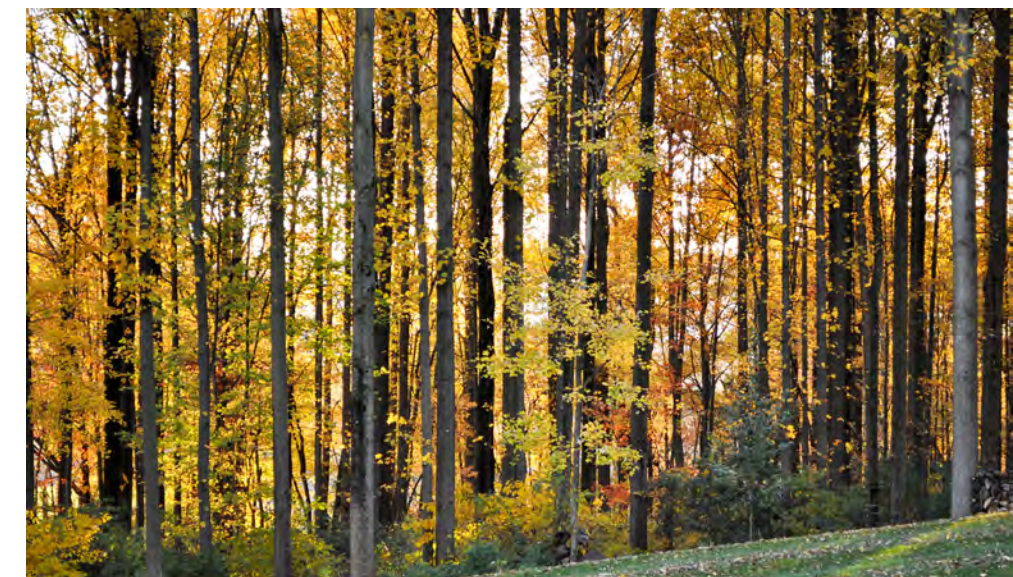
laundry/utility room; adding a first-level master bedroom and bath; and, perhaps most importantly of all, creating a space that anticipated the couple's needs down the road.

"I was tired of running up and down stairs all the time," says Mary Beth. "I've had issues with my back and it was just such a problem. Now, I can get my work done without going from floor to floor. That will come in handy later in life, too."

Of course, this frugal couple wanted to ensure that they were getting the best value for their investment. That's why they discussed their budget thoughts upfront, which Garman Builders recommends.

As Fred notes, "They were flexible and open to suggestions. They came to me with a list

"Since we aren't planning on moving again, our design plans were definitely influenced by aging in place principles."





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of what they wanted; it was a collage of ideas they had compiled. That made the process smoother and enabled me to more easily design and develop a floor plan that matched their budget as well as their wishes.”

Garman, known for carefully mapping out a project’s timeline before breaking ground, handed Mary Beth and John a comprehensive plan so they understood what would happen every step of the way.

“In order to get jobs done quickly, you have to minimize downtime,” says Fred. “Although we are never, ever going to sacrifice quality for time.”

The end result of all the preparation between Fred and his clientele was a plan that added two wings to the house—one on the east side and the other on the west, extra rooms in the basement (under the east wing) and raised the roof to accommodate the additions’ roof pitches.

In the autumn of 2010, construction began after permits were obtained by Garman.

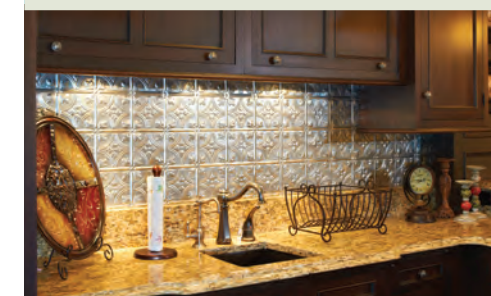
Though Mary Beth and John felt ready for the dust, noise and general disruptions that accompany a major project, they did find it a bit odd to have workers walking through their kitchen during breakfast! But the experience soon became a welcome sight, especially when progress was happening so rapidly and the Garman employees and subcontractors were so pleasant.

“Every day, I saw major progress,” says Mary Beth. “Plus, everybody was respectful and polite. They were also very good about cleaning up at the end of the day.” Adds John with a laugh, “Our kids thought it was neat! And for me, it was particularly interesting... I’d



go to work and when I came back at the end of the day, there would always be something new to see.”

A few of the more involved processes that Garman systematically tackled included raising the roof, completely redoing the



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exterior and extending the chimney. But as Fred explains, it wasn't difficult for their workers to do because they had planned ahead—extensively.

"We had 59 working days on this job," Fred says. "Although our schedule is always subject to a little change, we produce an entire job before it begins. That's how we

are able to finish on time, something that surprises—and pleases—our customers."

He adds, "We have so many good systems in place. We're a big enough company to allow us to

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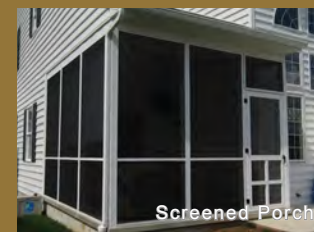
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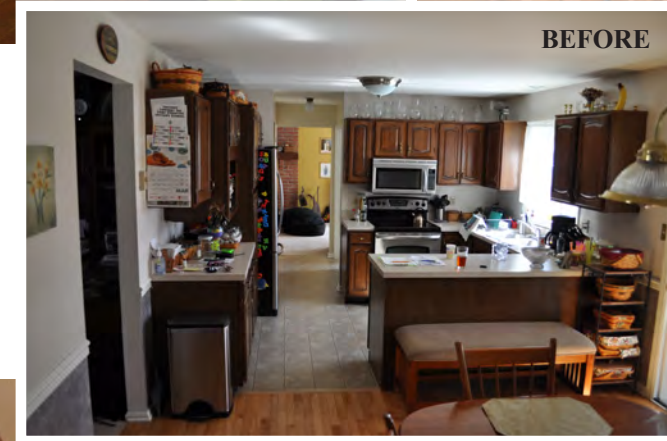
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have competitive buying power while delivering a high degree of customer service."

Fred's forecasting also enabled him to predict any potential "stumbling blocks" before they could become problematic. Thus, the job ran smoothly... though Mary Beth and John, like most couples, were

happy when the final touches were added in December 2010.

Today, the house that John and Mary Beth originally purchased in 2003 has morphed into their dream residence. With over 3,000 square feet of additional



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space, the footprint has expanded substantially. The family's remaining goal? More mature landscaping and an inground swimming pool, which they believe will start in the summer of 2011.

The highlight of Garman's additions (and certainly the area that oozes stress relief) is the suite that John and Mary Beth use as their sleeping and relaxing area.

The master bedroom includes a "3-D" gas fireplace that can be seen from the front and back. The master bath boasts a walk-in shower with contemporary-style tiles and a free-standing tub. "His and hers" walk-in closets complete the east wing.

As for the west wing, there's a laundry/utility room off the kitchen. Plus, the family now has a 4-car tandem garage with a second floor storage room. And the pre-existing sun-room off the Garman-built composite deck stays toasty without a heater (even in the winter) thanks to new insulation underneath. Though the size of the kitchen wasn't altered, new

appliances and cabinets have created a better space for John, the self-professed "cook" of the household, to create.

All in all, the extra living space has made this house a true home for the generations.

"Our families couldn't believe it when they saw the house," remembers Mary Beth. "It's just completely different than it



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was before—modern, traditional and casual.”

And the big question on everyone’s mind is... Will the couple pass Garman’s business card along to friends and colleagues? According to John, “We have no reservations recommending them... in fact, we already have... and very enthusiastically at that!”

R&A

