

living the dream



Robin and Tom had always dreamed of owning a small farm, complete with chickens and goats with enough storage for Robin's home-staging business as well as an area for her side business of refinishing furniture. The historic property they found (originally a large cattle farm) had a ton of character and was perfect for their needs, but the farmhouse (dating back to 1849) was sorely in need of updating. In addition to the renovations, the couple wanted to plan for their senior years by expanding the first floor living space to accommodate a master suite and laundry.

With approved plans developed by architect Brett Hand of Brett Hand Architect, P.C. the couple started their search for a builder. Starting with Brett's recommendation of Lancaster-based builder, Duff Builders, Robin and Tom were quickly sold on the recommendation. They immediately connected with the staff at Duff Builders which included owner Joe Duff III, son

Joe Duff IV, and daughter Laura Duff Schroeder. Impressed by their technical skills and professional manner, the couple also found the Duff's to be very in-tune with their interests as well as their budget. Most importantly, they quickly developed a level of trust and confidence in the Duffs that they didn't get from any of the other contractors that they contacted.

This project consisted of two phases. The first being a complete renovation of the 2,695 square foot existing house, including windows, flooring, opening up and updating the kitchen and two outdated bathrooms. The second phase was an 818 square foot master suite addition consisting of a large vaulted bedroom with its own covered porch, a walk-in closet and a luxurious bathroom with walk-in shower and claw foot tub.

Inspired by the designs in the popular television series *Fixer*

“**W**e were recommended to Duff Builders by our architect Brett Hand, AIA. We immediately felt comfortable and connected with the Duff family and their staff. It was obvious that the Duffs were 'all in' on the project and respected our finances as they would their own.

Homeowners, Robin & Tom

Featured Builder
Duff Builders, Inc.
(see ad p. 27)

Architect
Brett Hand Architect, P.C. (see ad p. 26)



PROJECT TRADE PARTNERS

Beiler Bros. Construction LLC (see ad p. 30)

Martindale Propane (see ad p. 28)

Rudy Tile & Marble (see ad p. 32)

To The Trades Wholesale Floor Coverings (see ad p. 32)

Yale Electric Supply Co./Yale Lighting Concepts & Design (see ad p. 28)



about



The way dreams are built.

When Duff Builders, Inc. contracts to build or remodel a home, you are getting experience that dates back to when Joe Duff was five years old. His father was a builder and allowed young Joe to help pound nails into drywall, marking x's where the nails should go. His father always took the time to work along with Joe.

Joe began his own business in his home in Holtwood in 1979. Within the year, he had built his first house. In 1991, the volume of business made it necessary to relocate to the Willow Street area.

Looking back, Joe is proud of how much his company has grown into a successful business. Joe attributes much of his success to having a team of expert craftsmen and top-notch office staff.

Joining the company several years ago were both his daughter, Laura Schroeder, and son, Joe Duff IV. All three know the importance of family in business and strive to apply those family values to every meeting with a customer.



Architect:
BRETT HAND ARCHITECT, P.C.



Upper, the homeowners were able to achieve their desired modern farmhouse look by using exterior features such as white board and batten siding paired with black windows, red metal standing-seam roofing and two cupolas.

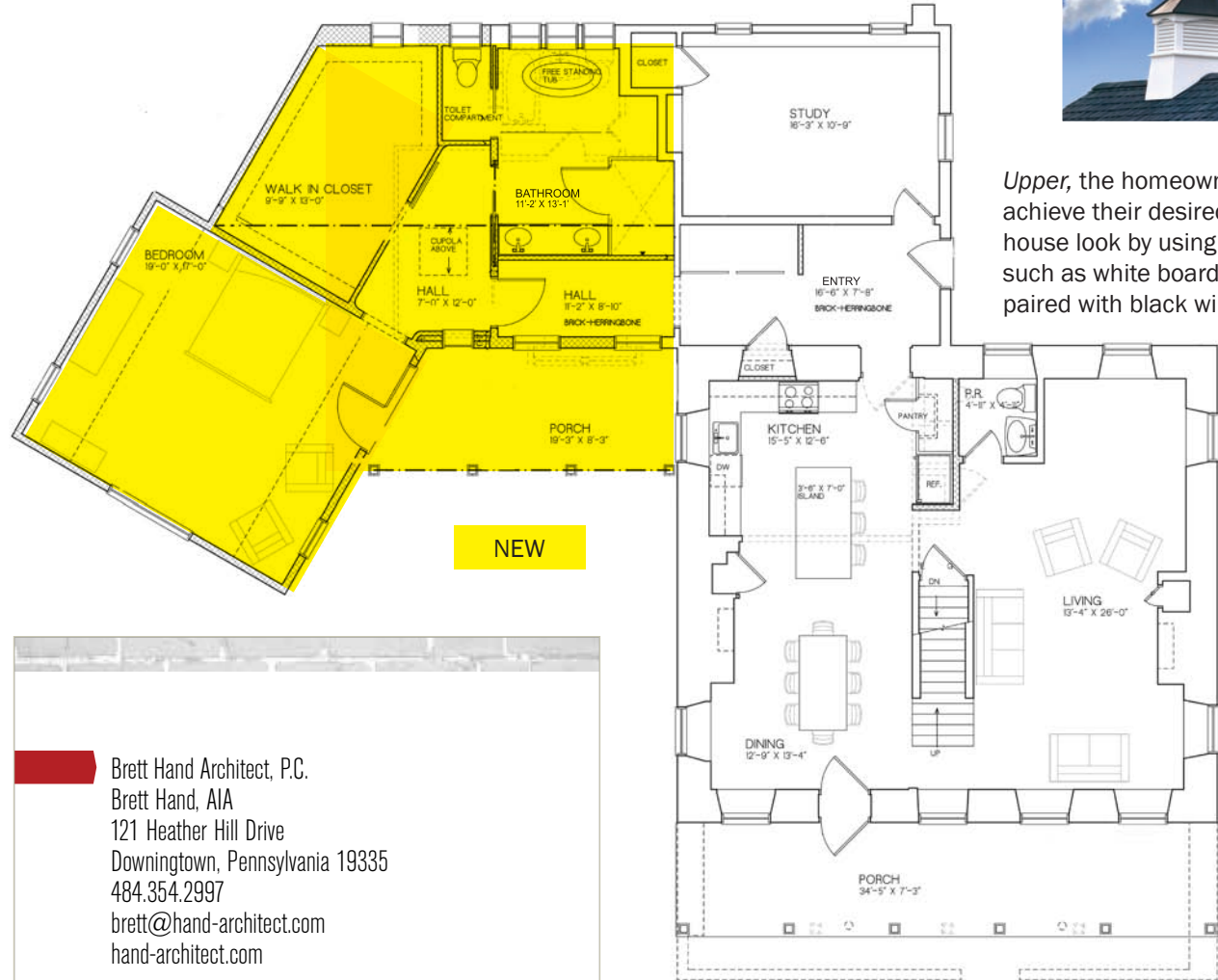
In the interior, the modern farmhouse aesthetics continued with ship lap boards flanking the living room walls, brick herringbone tiles in the hallway and sliding barn doors in various locations. The clean, simple

lines of the white kitchen cabinetry and concrete-colored quartz countertops were paired with several custom features that included reclaimed and antique building materials, such as the glass doors (re-finished by Robin) for the pantry and the custom-built range hood. The island was custom built on site using an old red door from the original kitchen, barn wood for the drawer fronts, corrugated-steel paneling and two vintage corbels the couple had been saving. The contrast of the reclaimed materials in the base of the island and the stainless steel counter top was a perfect blend of old and new.

To enhance the view of the barn and two ponds, the addition was constructed on an

“After looking at several builders we felt the most comfortable and confident with Duff. No other company demonstrated the attention to detail and forethought that Duff Builders offered with every meeting and conversation.”

Homeowners, Robin & Tom



NEW

Brett Hand Architect, P.C.
Brett Hand, AIA
121 Heather Hill Drive
Downingtown, Pennsylvania 19335
484.354.2997
brett@hand-architect.com
hand-architect.com

Duff Builders Inc. logo and contact information: DUFFBUILDERS.COM LANCASTER, PA 717.293.5100



RENOVATIONS ADDITIONS • NEW HOMES • KITCHENS BATHS BASEMENTS GARAGES OUTDOOR LIVING. Awards: Building Industry Association Remodeling Showcase 2017 Winner, Best of Houzz 2017 Service.

Creating Warmth & Ambiance
with Lighting - *Since 1940.*



1245 Manheim Pike, Lancaster • 717.299.4444
YaleLightingConcepts.com



Beginning January 2nd: New Showroom Hours: Mon-Fri, 8am-5pm with a new appointment-only service. Walk-in's welcomed and accommodated by staff availability.

Martindale Propane Inc.



Serving Lancaster, Lebanon & Berks counties since 1992

Propane tanks can be a thing of beauty.

Since propane is environmentally friendly, the tanks are perfect for storing underground, which can be done safely and easily. Even above-ground tanks can be fenced and landscaped for aesthetics.

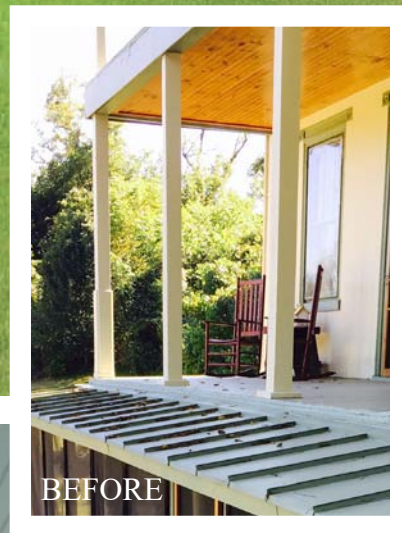
251 Commerce Drive • New Holland PA

717.354.6255

Contractor Registration # PA023863



Members of the PA Propane Gas Assoc. & the National Propane Gas Assoc.



angle and included a true sky-lit cupola to maximize the lighting in the interior corridor of the suite. Changes to the original drawings included the installation of three large beams from the barn on the property to be used in the vaulted master bedroom.

The master bathroom has black tile planks with a decorative tile inset around the perimeter. In the shower, the homeowners were able to get the upscale marble look without the higher price tag by using tile that looked very similar to carrara marble.



“Our working relationship with everyone from Duff Builders was exceptional. They were very responsive to our questions, needs, concerns and changes. And everything was addressed in a timely and professional manner. We not only consider everyone at Duff Builders trusted builders but we now consider them friends as well.”

Homeowners, Robin & Tom



Electrical Supplies:
YALE ELECTRIC SUPPLY CO./YALE LIGHTING CONCEPTS & DESIGN

Propane Tanks:
MARTINDALE PROPANE INC.



new construction • custom renovations • decks • garages • additions

Creating a space for lasting family memories.

Your home isn't just a house. In it you raise your family. You entertain during the holidays. You pull all-nighters with your kids working on last minute projects. Make the most of the space you have by tearing down walls to create an open floor plan. Convert your dark, cement basement into a warm game room, home theater, or office. Increase the value of your home by adding a garage or deck. Whatever your plans, we'll create the space so you can create the memories.

PA9578
General Contractor
Licensed & Fully Insured



Free Estimates
717.629.0438
4543 White Oak Rd. • Paradise



The homeowners wanted to use many vintage and rustic doors that they had collected, as well as lighting fixtures, barn wood planks and beams, corrugated, galvanized steel panels and so much more. Several interior doors were installed to be sliding barn-style doors, including one extra-large door for the walk-in closet that they had acquired from their church.

As with most renovation projects, especially in older homes (and this one certainly fits that category), there's generally a surprise or two. The surprise in this project was the condition of the existing window frames and wood sills of the existing home. They were in far worse condition than anticipated. Several coats of paint over the years had hid the fact that the wood underneath had deteriorated into something close to mulch. Repairs were made and, in many cases, replacement frames and sills were installed.

In doing this project, it was important to the couple that the home's historic features were not lost and, to the extent possible, restore those that had disappeared over the years. As part of retaining the historic elements of the home, the Duff team salvaged the extra-wide attic floor boards for re-use in the master bedroom, hallway and walk-in closet. With a limited number of planks and a specific square footage of space that they were intended

Framing (including installation of exposed ceiling beams):
BEILER BROS. CONSTRUCTION LLC



Duff Builders exceeded our expectations on all levels. Not only were they a pleasure to do business with but also they offer outstanding craftsmanship. We will enjoy our home for the rest of our lives.

Homeowners, Robin & Tom

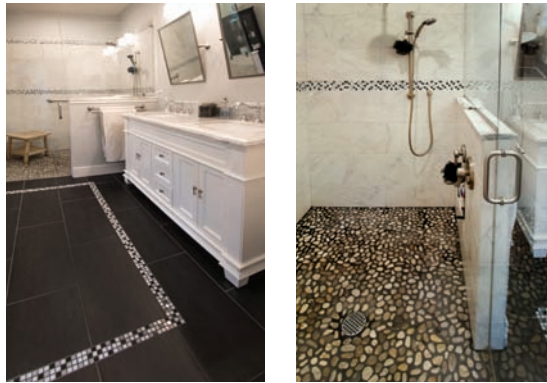


RUDY TILE & MARBLE

Residential & Commercial ♦ Installation & Repairs
 717.587.6409 ♦ Free Estimates
 PA029144



Custom Showers | Baths | Countertops
 Floors & Radiant Floor Heat



marble | granite | other natural stone | ceramic | glass

Congratulations to Duff Builders! Thank you for selecting us for the tile work on this beautiful, award-winning project!

to cover, it was crucial to be efficient and thoughtful in planning out the installation of the boards to avoid exhausting the limited supply. Thankfully, Project Manager Joe Duff's calculations were right on the mark and there was just enough planks to complete the job.

The door between the hallway and master suite was to

be a reclaimed barn door the owners found. The challenge of converting this tall, very heavy door into a Dutch-door was not taken lightly. Joe gave much thought into how to support its heavy weight using only rustic antique hinges. The bigger challenge for Joe was cutting the door. With a door this unique, he only had one chance to get it right. As you can see on page 30, he succeeded.



Ceramic, Porcelain & Glass Tile | Vinyl, Cork, Solid & Engineered Hardwood Flooring | Luxury Vinyl Tile & Planks | Carpeting & Rugs

a proud supplier of flooring & tile to Duff Builders' award-winning project

TT
"TO THE TRADES"
 Wholesale Floor Coverings
supplying Lancaster's tradesmen for over 21 years!

2950 Old Tree Drive • Lancaster
717.390.9050
 ToTheTradesFlooring.com



Tile & Brick Installer: RUDY TILE & MARBLE

Tile & Brick Supplier: TO THE TRADES WHOLESALE FLOOR COVERINGS



The subcontractors on the project were top notch. They worked together seamlessly and the scheduling was terrific. All of the subcontractors produced first-class workmanship. We were especially impressed with the work of the tile installer, Daryl Rudy of Rudy Tile & Marble.

Homeowners, Robin & Tom



Blending the new with the old, note the reclaimed and antique building materials such as the green doors (refinished by Robin) for the pantry and the custom-built range hood. The island was custom built on site using an old red door from the original kitchen, barn wood for the drawer fronts, corrugated-steel paneling and two vintage corbels the couple had been saving.



Another unique feature was the use of galvanized cattle fencing for all three porch railings (see pages 25 & 29). This idea came from Tom who collaborated with Joe in securing the fencing to Douglas fir top and bottom rails. This proved to be a beautiful and practical solution to meeting the building code while minimizing the visual obstruction of traditional balusters.

In closing, given Robin and Tom's glowing comments about Duff Builders' performance that are sprinkled



BEFORE





meet the team



Left to right: Joe Offidani, Laura Duff Schroeder (Office Manager & Marketing Director), Brian Cobb, Melissa Sharpe, Ken Quenzer, Joe Duff, III (Owner), Ed George, Troy Dinges, Ray Horning, Lauren Duff, Joe Duff, IV (Project Manager & Business Development). Not pictured—Dave Smith.

The Management Team

JOE DUFF, III

Owner/President

Spending his childhood helping his father build homes and later apprenticing as a carpenter, Joe was able to realize his own dream when he founded Duff Builders in 1979 in the basement of his home. The fact that Joe has spent his whole life in this business, first starting off as a carpenter and working his way through all of the ins and outs of home construction—eventually focusing on the administrative, sales and design aspects of construction—gives their customers the important benefit of experience when choosing Duff Builders. Joe strives to understand what each customer is looking for while always considering their budget and vision of the project.

Joe has two grown children, Laura and Joe, who also work in the company. He is a proud grandfather and enjoys spending his free time with his grandchildren and going to his cabin.

JOE DUFF, IV

Project Manager & Business Development

After many years helping out in the summers, Joe joined Duff Builders full time in 2003. As project manager, Joe's role includes scheduling and overseeing subcontractors, laborers and materials for each job, in addition to maintaining an open line of communication with the homeowners. He is passionate about making sure the products and materials utilized on a project reflect the character of their home. Joe's ingenuity, problem-solving and talents have been appreciated by many homeowners throughout the years.

Joe is married with 2 young children, Annabelle and Penelope. His wife, Lauren, helps to manage the company's social media and marketing.



Together the family enjoys camping, hiking and renovating their historic farmhouse.

LAURA DUFF SCHROEDER

Office Manager & Marketing Director

Laura started working at Duff Builders as early as 1992, however became a permanent team member in 2001. While some of her time is spent overseeing the daily office functions and marketing needs of the company, her primary role offers homeowners the support, research, design inspiration and feedback that is essential for successfully completing the material selection process. Laura is involved in estimating and tracking of change orders and allowances, ultimately providing homeowners with a detailed overview of their budget as the job progresses.

Laura lives in Lampeter with her two children, Tyler and Sarah. She enjoys spending time with friends and family, and tackling creative projects.



We would and do give Duff Builders the highest possible recommendations to all of our friends and family. And since our project was finished two of our closest friends have used Duff Builders for projects of their own.

Homeowners, Robin & Tom



BEFORE

throughout this article, it's fair to say that they are quite happy with their choice of builders. And just in case they

needed any reassurance as to the quality of Duff Builders work, Robin and Tom's project (with their permission of course), was entered in the Building Industry Association's 2017 Remodeling Showcase Awards competition where it won the Whole House Remodel, Division 2 category. Kudos to Duff Builders and their team of trade partners!

R&A