

# Home Expansion



for an expanding family

Followers of R&A Magazine may remember this edition's featured builder—L.H. Construction of Leola—from our Fall 2013 cover story entitled *The NeverEnding Project*. Those with really good memories will recall that *The NeverEnding Project* was just that...never ending. Or so it seemed. As the project went on, the happy homeowners kept increasing the scope of work, extending the project, time and time again. Not so this time.

Not only did this project have a very definitive scope of

work, it had a VERY tight time frame in which to complete it. Homeowners Wendell and Julie, having already outgrown their modest 1,200 square foot, 1940's vintage Cape Cod, desperately needed more space for their family of 5. And with a baby on the way and due in 5 months, they needed things done in a hurry.

Although they briefly looked at the option of purchasing a larger home, they both liked the area that they were in as well as their property which sat on a large corner lot. And having lived in their home since its purchase in 2004, they



## SPOTLIGHT

### project description

Type:	Three-story addition and whole house exterior makeover.
<b>Contractor:</b>	<b>L.H. Construction</b> (see ad p. 31)
Trade Partners:	Musselman Lumber Inc. (see ad p. 33) Stamped Concrete Works (see ad p. 49) Thermal Logistics Inc. (see ad on back cover)
Scope:	<p>The homeowners were expecting another baby and they desperately needed more space. While they briefly considered moving to a larger home, they really loved their location as well as having a corner property and all its acreage. In the end, they decided to commission L.H. Construction to design and build a three-story addition to their Cape Cod home.</p> <p>In the design discussions, the homeowners stressed their desire to have the addition blend into and complement the existing architecture. What they didn't want was an addition that looked like a box that was added on.</p> <p>Included in the addition's first floor were a new living room, dining room, and a kitchen with granite counter tops that opened up into the existing portion of the home. Three bedrooms were added upstairs, along with a walk-in closet, and a bathroom. A large unfinished daylight basement provides storage and also houses the laundry as well as the HVAC mechanicals.</p> <p>On the exterior, a new roof and siding were installed on the entire home. A front porch was added to the original home along with two dormers above it.</p> <p>In addition to the homeowner's aesthetic desires, they were also focused on incorporating energy-efficiency measures that included upgraded insulation throughout the home and a state-of-the-art geothermal heat-pump system.</p> <p>Despite a period of noise and inconvenience (the family lived on site throughout the project), this home expansion project provided the space so desperately needed and avoided the turmoil and disruption inherent in relocating.</p>

weren't all that keen on disrupting their family by starting over in a new location.

While additional space was the primary motivating factor, it was also important to Wendell and Julie that the addition fit in with the look of the Cape Cod so that it looked like it belonged there—rather than an obvious add on. As for the space requirements, they wanted at least 2 more bedrooms, another bath, a new and expanded kitchen, as well as more living space for family activities.

As for the selection of a General Contractor to coordinate the project, they had personal connections to L.H. Construction and didn't feel the need to look any further. According to Wendell, the decision was easy. "I grew up with the founders of LHC so

# about L.H. Construction

## Focused on achieving results and establishing relationships

L.H. Construction is an extensive and vibrant construction company, located in the heart of Lancaster County. It was started in 2007 by Henry Garman, Kent Nolt and Matt Garman. They had a dream to start a company that hears a client's needs and ideas and turns them into reality. Their goals are to listen to their client, share their expertise, and to build a quality project that meets the needs, budget and project goals of each client.

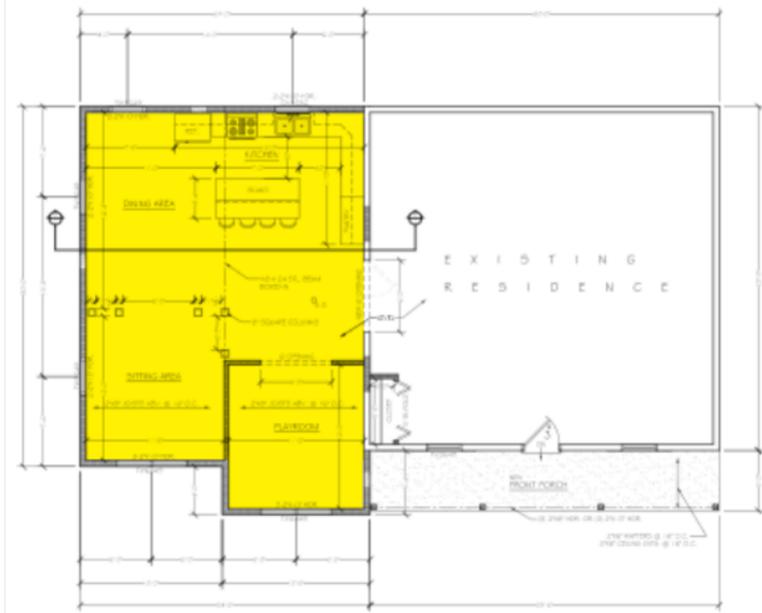
L.H. Construction is focused on achieving results and establishing lasting relationships with their clients. They are proud of the projects they have completed and look forward to continued growth and success with future projects.



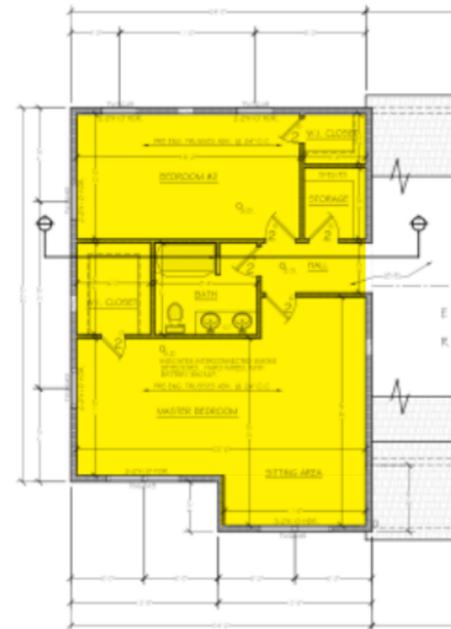
With their building experience they can help you design and plan for your next addition, remodel, or update. Let LHC partner with you in coming up with ideas for your project. Let their 40 plus years of combined construction experience help you in planning your residential or commercial project that fits your needs and your budget.

L.H. Construction strives to provide employment opportunities. They offer a clean and wholesome work environment for employees, where an employee can advance and strive to achieve.

LHC also has a passion for missions and giving back to those who are less fortunate. They have been involved with Orphan Resources International, YWAM (Youth with a Mission) Mexico, and numerous other non-profit organizations.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*Not counting the basement, the home's livable space as a result of the addition, increased by approximately 1,600 square feet.*

I knew they would be fair and honest with us. I was also familiar with their work ethic and workmanship which is top drawer impeccable. It was simply a matter of timing—could they fit us into their schedule and would they be able to meet our tight time frame?"

They did and they did...on both issues.

Starting in January, and with the baby due in mid to late June, L.H. Construction made the commitment to put the project on a fast track. They made some scheduling adjustments, got a commitment from their team, and proceeded to make it happen. Plans were developed and finalized, necessary permits were obtained, and work got underway in a very short period of time.



Like many homeowners, Wendell and Julie opted to stay in their home during construction. And although it was trying at times with all the commotion and noise, they managed to survive it. At particularly noisy times, especially during the demolition and framing stages, Julie took refuge at her nearby mother's home.

And while things were happening in a hurry, one thing

Wendell and Julie didn't have to worry about was rude or unseemly behavior from the various work crews. According to Julie and Wendell, everyone was very respectful of the family, their living space, and their hours.

"They tried to be conscious of when they started in the morning as well as quitting time at the end of the day.

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BEFORE



There were days when they needed to start early and to their credit, they would set up pretty quietly until 7:30 or so, when they knew we would all be up and about."

And as disruptive as it was to live through a project of this scope, the homeowners will tell you that it was well worth it. The additional bedrooms (they actually gained three) as well as the expanded family space more than makes up for the short period of discomfort they experienced.

Building Materials: MUSSELMAN LUMBER INC.  
Heating & Cooling (Geothermal Heat Pump): THERMAL LOGISTICS



An integral part of the expansion project was focused on improving the home's energy efficiency. In addition to the installation of a geothermal heat pump system, the homeowners opted to dramatically upgrade the insulation on all the exterior walls as well as the new roof. And although the homeowners were not ready to commit to the construction of a deck, preparations were made with the installation of a sliding glass patio door off their new kitchen area.

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## about **L.H. Construction**

### Meet the Principals



#### **Kent Nolt**

*Co-Owner*

Kent's background in construction began in 1990 while still in school. Initially working for a structural steel company doing mostly commercial projects, Kent's real interest drew him more and more to residential construction and eventually the creation of LHC in 2007.

At a young age, Kent had an awareness and great appreciation for those who built things with their hands—especially an uncle who was an exceptionally gifted woodworker. Professionally, Kent continues to draw inspiration from the likes of Henry Ford, Zig Ziglar, and John Maxwell. In addition to loving the building process from conception through tangible results, Kent thoroughly enjoys the people part of the business—especially working with clients. He also enjoys the challenges and rewards of team building, as well as teaching new employees and seeing them through their professional growth.

Married 20 years, Kent and his wife, Melanie, have five children—ranging in age from 21 to 11 (the eldest having been adopted). While salt water fishing has always been his biggest passion outside of work, in recent years he has placed a higher value on spending time with the kids. According to Kent, "I'm at the age now where I recognize just how short of a window of time we actually have with the kids before they are on their own...the fishing can wait."



#### **Matthew Garman**

*Co-Owner*

Matt started his construction career in 2002 at the age of 18 working for a company that employed his oldest brother who had advanced to the position of Project Manager. With his brother as his mentor and professional inspiration, Matt quickly learned not only his craft exceptionally well, but the necessary people skills to deal with clients and other tradesmen. To supplement his leadership skills,

Matt has taken a liking to the reknown author and motivational speaker, Ken Blanchard. Of his favorite books, Matt doesn't hesitate to mention Blanchard's *Servant Leader*.

Since the founding of LHC in 2007, Matt quite often assumes the field position of Project Manager where he provides onsite supervision of the project and is the face of the company in dealing directly with homeowners. Matt takes great pride in the workmanship of his team, the quality of their work, and the team building that has evolved over the years. Of his most favorite projects, he can't help coming back to *The NeverEnding Project* that was featured as R&A's cover story in the Fall 2013. "I thoroughly enjoyed that project because of its size and it's multiple facets—it was a fun challenge."

A married man with three young children, Matt too enjoys spending time with his family. His favorite pastimes are doing little projects around the house with his children or building furniture in his hobby shop. While his oldest brother served as his inspiration in his younger years, Matt's greatest and daily inspiration comes from his wife, Dorothy. "She has always encouraged me and has helped me grow and believe in myself. Often, it's unspoken...but I hear her just the same. She brings the best out in me."



*Aesthetically and functionally, meal preparation and get togethers in their new, traffic-friendly kitchen are a major upgrade from their previous arrangement (below).*





Looking out into the addition, the photo on the left was taken from what was the home's original living room. In addition to the open space that was created, the expansion allowed for the original space to be re-purposed. Note the spacious new closet space on the left.



In addition to the very much needed expanded space, the project also gave the homeowners the opportunity to re-evaluate their mechanical systems. After careful analysis, Wendell, who coincidentally works in the HVAC industry, opted for a geothermal heat pump system. Although the upfront costs were higher, the energy savings over the years is expected to pay for the system over and over again. Tapping the constant temperature of the earth, energy use for the home's heating, cooling, and hot water is estimated to be trimmed as much as 80% while providing year-round comfort.

And speaking of comfort, Wendell and Julie opted to heat their new addition with radiant floor heat which uses hot-water tubes underneath the flooring. Such systems are very quiet and don't use dust-spewing ductwork. What's more, because radiant floor heating is constant, it is extremely comfortable while also very energy efficient.



Supplementing the energy savings of the new geothermal system, the homeowners also invested heavily in upgraded insulation—going for as much R-value as possible—in the exterior walls as well as the roof for both the new as well as the original portions of the home.

Feedback from family and friends has been very positive. According to Wendell, "They definitely like it. It's great to finally have the space for us to get together as a family and also entertain. As for the neighbors who saw it all happening, they can't believe it. They didn't think it could be done—especially in the time frame that we had to do it."



Perfect for family time and entertaining friends, the new open-floor plan includes separate dining and sitting areas—both contiguous to the spacious, unconfined kitchen.





With the expansion and the re-purposing of space within the original home, three additional bedrooms were gained.

The two oldest girls, who previously shared a bedroom, now have their own with a bathroom in between. While the previous arrangement worked fine, Mom and Dad are pleased to provide them their own personal space to organize things and to express themselves.



## homeowner ADVICE

from homeowners  
Julie and Wendell

**FINANCING.** For anyone who's thinking of doing a project, make sure you have financing in place...and be sure to leave some wiggle room. No matter how well you plan, there are always a few things that'll come up that'll end up costing a little more than expected. Rather than skimp, you'll want to do it right and those costs will add up. Instead of budgeting every dollar the bank offers, keep some in reserve for the unexpected. And unlike new construction, a renovation to an existing property will have its share of unexpecteds. Plan on it.

**NEW HOME vs. ADDING ON.** For us, I think what we did was a good decision. You can look at it two ways—if we had moved to another home, it would've been at least \$250,000 for the space we needed. And over the next few years, we would probably spend another \$100,000 or so in upgrades just to maintain it ... new roof, new heating, remodeling a kitchen, etc. Instead, our investment in the addition and the upgrades that

we made to the original home, especially in terms of energy efficiency, has put us in a much better position—now as well as down the road.

**EXPECTATIONS.** Be realistic. Realize that construction is going to take some time—it won't happen quickly. Your neighbors might think your project is moving quickly but it certainly won't seem that way to you. Having said that, I should also point out that the discomfort we experienced during the 3-4 months of construction was well worth it—very much so!

**SELECTING A CONTRACTOR.** The selection of your contractor will be your most important decision. Make sure you trust them. In our case, we had full confidence in LHC and their team. We knew we could trust them in every aspect of their work and that things would be done correctly with no corners cut. And they didn't disappoint us—these guys are extremely conscientious, very professional, and take great pride in their work. We couldn't be more pleased with them and how beautifully they transformed and enhanced our home.