

Featured Builder

Kreider & Diller Builders, Inc.

(see ad p. 27)

PROJECT TRADE PARTNERS**Bath Barn/Mervin Zimmerman Inc.** (see ad p. 11)**Cloister's Flooring America** (see ad p. 34)**Horizon Kitchens Inc.** (see ad p. 28)**Martin Appliance** (see ad p. 30)**Natural Stoneworks** (see ad p. 28)**RMS** (see ad p. 32)**Rock and Metal Systems Inc.** (see ad p. 34)*entertainment*
PARADISE

For a variety of reasons, more and more homeowners are opting to invest in their homes by making them more livable. And in addition to kitchen makeovers and adding on for much needed space, many are focusing their home improvements on projects geared towards enhancing home entertainment. There's no doubt that Covid has played a big role in keeping us home more than ever and may very well be what's behind the surge in entertainment-themed projects. Regardless, local pool companies, outdoor living specialists, and builders who do basement remodels have never been busier!

In the case of this cover story project, homeowners Todd and

Andrea were looking to update the roughly 3,200 square-foot finished space of their 4,800 square-foot basement. The walk out basement, though bright, lacked the attention to details and sophistication of the rest of the house. Builder grade materials were used for the finishes that left the space feeling dated and bland. Most of the space was being used for the children's play area and toy overflow.

While many homeowners go through an extensive search in selecting a builder, Todd and Andrea were pretty well sold on the award-winning Lancaster builder Kreider and Diller Builders based on strong recommendations by trusted sources. Subsequent meetings during which ideas and



BEFORE

We sought out Kreider & Diller Builders on the basis of some strong testimonials of acquaintances and familiarity with prior projects that they had performed in our neighborhood. The proposal and initial designs presented by Don and Stephen sealed the deal as they clearly encapsulated our thoughts and ideas but built upon them in ways we hadn't contemplated that just brought things up a notch further than what we imagined.

Homeowners, Todd & Andrea

We were especially impressed with the design process which was an absolute pleasure. It was iterative taking into account our feedback and additive as various selections influenced the design. Stephen would frequently present us with new renderings with tweaks that he made beyond what I would have expected.

Homeowners, Todd & Andrea



Lounge

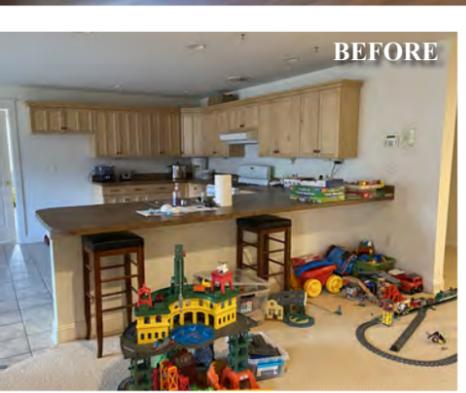
and finishes and composed a lengthy email with lots of Pinterest links. A 3D rendering of the space was created using these initial ideas as a starting point, and to get the owners excited at the potential of their basement. The final product ended up being very similar to that first rendering.

Todd had his eye on an antique ice chest for the bar that influenced the layout as well as the style of the bar. The bar contains other traditional elements such as a wood bar rail molding, foot rail, beer tap, and drink rail. Finishes, fixtures, and lighting give it a modern flair and keep it from going too traditional. Finished panels were made for the appliances for a seamless look, and the stained wood of the shelves and bar rail match the antique ice chest. Custom booth seating was built for the lounge next to the bar with new wall-hung televisions. Chair rail molding and drink rails were installed in the adjacent game room. New luxury vinyl plank floors replaced the existing carpet and all of the walls were repainted.

For the home theater, a platform was built for tiered seating with lighted stair nosing. The existing ceiling was raised up and a soffit was built for cove accent lighting. Custom pilasters line the walls for a traditional feel, and surround the projector screen camouflaging the built-in subwoofers. Acoustic panels on the walls also hide the in wall speakers. The projector is located on the other side of the wall in the utility room as well as the equipment cabinet, made to look like one of the pilasters.

Custom vanity cabinets were made for the bathrooms and the fiberglass shower was replaced with tile.

As you'll hear from both Todd and Andrea throughout this article, they couldn't be more pleased with the project results. And so are their friends. According to Todd, "We've heard nothing but glowing positives...along with MANY requests to do MORE social hosting moving forward."



BEFORE

design concepts were explored with company owner Don Diller and architect son, Stephen, only solidified their decision to select Kreider & Diller.

According to Stephen, at the initial meeting Todd and Andrea described what they were envisioning for their basement. They wanted more of a polished

space for entertaining and also relaxing as a family. The majority of work would be turning the existing basement kitchen into a well-equipped bar, and an existing blank room that seemingly had no purpose into a home theater with all the bells and whistles.

The owners had lots of ideas on styles



For perspective, the large photo above was taken from the center of the Family Room just behind the post as further seen in this drawing. Along with the Family Room, several other rooms within the scope of this project fell victim to Covid's supply chain issues and were unfurnished at the time of our photo shoot. And, because of the lack of furnishings, some areas—specifically the Guest Room and Gym—were not photographed at all.

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Our experience in the design process with Horizons Kitchens and then the quality of the custom cabinets and woodworking, particularly for the bar area, was outstanding. We will definitely request their involvement in future renovation projects.

Homeowners,
Todd & Andrea

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The schedule and the cadence of the work was influenced quite a bit by supply chain delays, but we were kept up to speed on all these updates such that they were largely anticipated breaks in activity as opposed to unexpected. K&D were wonderful with their efforts to mitigate dust/disruption to other areas of the house and very responsive to any issues/concerns along the way. The quality of their work and their subcontractors was overall very good.

Homeowners, Todd & Andrea





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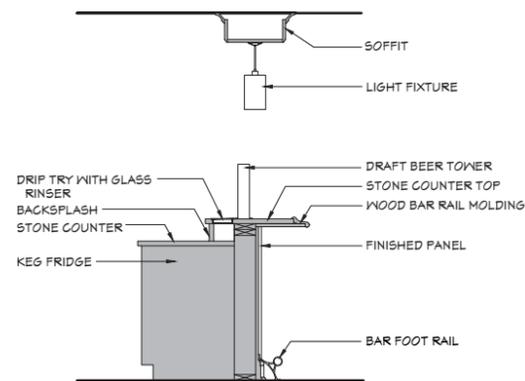
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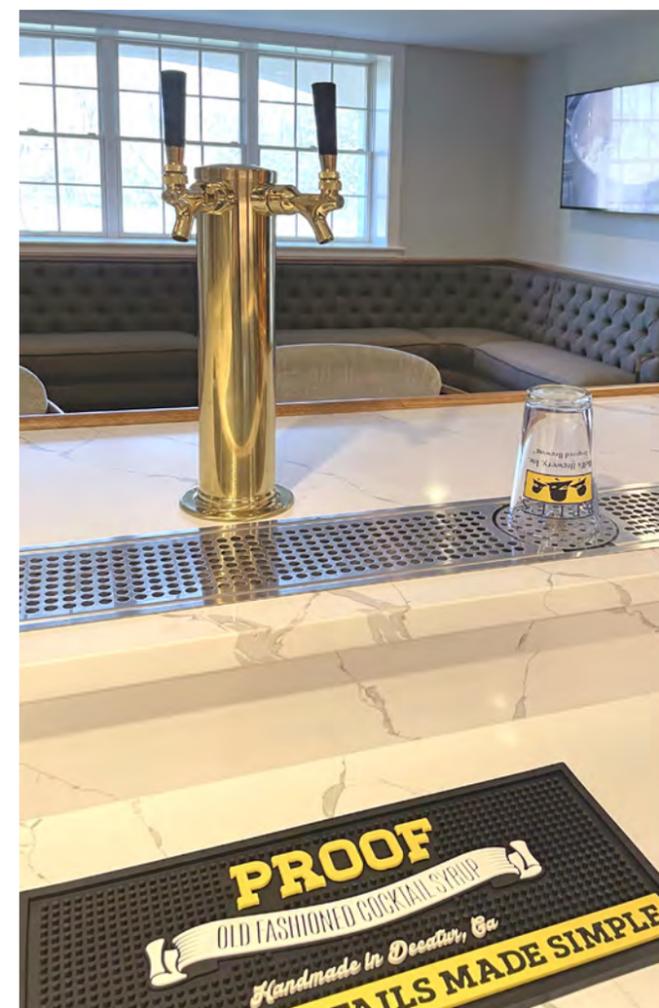
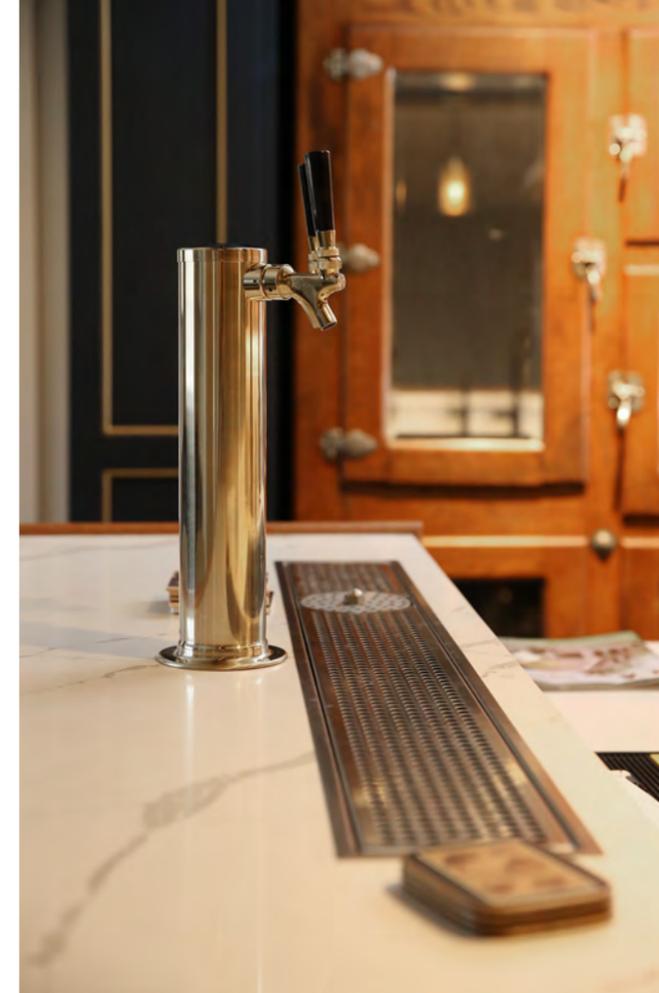


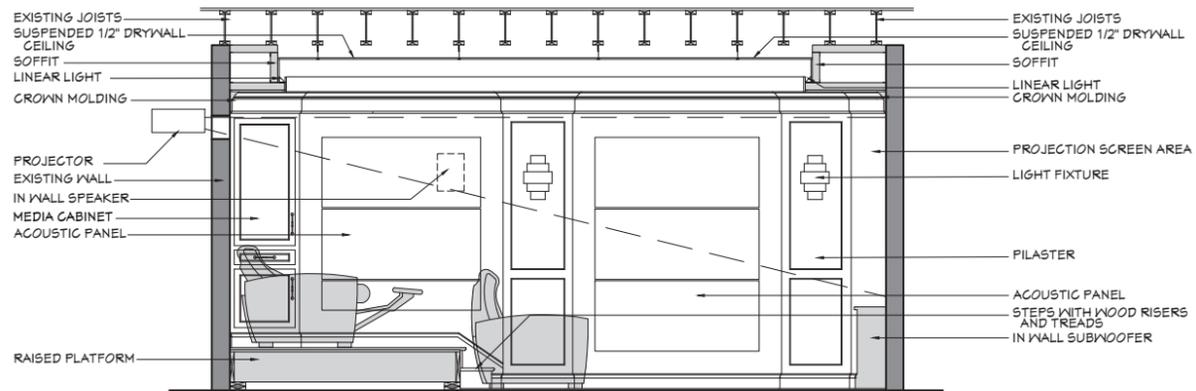
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BUILDER'S NOTE: For the bar drip tray with glass rinser and beer draft tower: The initial list of the homeowners' project "wants" included a double-faucet draft tower and a glass rinser. We suggested having the spectacle of rinsing the glass and pouring the beer to be on full display for the guests at the bar. To do so, (as seen in the photos to the right and the schematic on the left) the keg fridge was moved closer to the booths and the faucet tower was raised to the high counter. Many drip trays are either set on the counter or hung off the edge, but this higher-end project required a more polished solution. Instead, we extended the high counter forward and flush mounted the tray within the quartz. The back-splash below was then moved forward to conceal the water supply and drain. The end result is a custom, functionally elegant set-up for guests to enjoy.

Project Designer, Stephen P. Diller, RA





BUILDER'S NOTE: The owner mentioned possibly incorporating tiered seating in the theater. Luckily the existing ceiling was dropped and could be raised up so the higher seats would not feel cramped. A perimeter soffit was added for uplighting to enhance the ambiance. The entrance doors were moved closer to the screen to give more room for the seating area and provide symmetry for the new pilasters. The pilasters serve multiple functions including providing a traditional element to

the space, showcasing the wall sconces, hiding the subwoofer speakers, and disguising the media cabinet. Acoustic wall panels were also added to create a pleasant listening experience and hide the multiple in-wall speakers. The projector was also located in the adjacent room. With all of the audio and visual equipment concealed, it created a polished space for the ultimate movie watching experience.

Project Designer, Stephen P. Diller, RA



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My advice for homeowners contemplating a project is clarity of vision—it is the key. Having a strong vision on both a broad project level as well as all the details on your own before going in or engaging a design/build partner and trusted subcontracted designers to guide you through those choices will make for a much more enjoyable and exciting experience. I think we were very fortunate to have both those elements with guidance that massaged our vision into an amazing final product.

Homeowner, Todd

Despite Covid's supply chain issues, it's not difficult to imagine this game room not only furnished but a family favorite in between movie nights.

RMS was another amazing partner both within the initial scope of the project as well as navigating some unique opportunities we had in being a Beta testing site for Lutron lighting control. RMS was also excellent in helping navigate considerations that might avoid future installation difficulties once the project was completed in consideration of future enhancements not only on the project floor but also the floor above such as pre-placement of wiring for sound/video upgrades on the main floor above. Their thoroughness and detail orientation in both planning and execution is noteworthy.

Homeowner, Todd



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Kreider and Diller Builders, Inc. has been creating custom homes and quality commercial facilities for more than 62 years. We focus on consistent quality, attention to individual customer needs, proven reliability and cost-effective project management. With these traits, we have generated a reputation that we are proud to maintain.

Our company started in 1959 through a partnership between Art Kreider and Don Diller, Sr. The two contractors generated a long list of satisfied homeowners and repeat commercial customers. Don Diller, Jr. has owned the company since 1983 and inaugurates a second generation of top-quality, family-owned management.

Kreider and Diller Builders serves Lancaster and York PA plus Dauphin, Perry, Lebanon, Berks and Chester Counties, PA. We are widely recognized as an award-winning builder with extensive experience. Our customers feel confident when they hire Kreider and Diller Builders. They trust our reputation and our attention to detail. Kreider and Diller Builders takes pride in attending to the nuances of each project.

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Our highly skilled carpenter team is one aspect of Kreider and Diller Builders that sets us apart from other builders. We do not outsource our carpentry, and our team is widely recognized for their willingness to go the extra mile. The team ensures your project receives quality workmanship on even the most intricate details.

When you are ready to hire a quality general contractor, give Kreider and Diller Builders a call. We provide free consultations and free project estimates for your large or small residential and commercial building construction projects.



Pictured left to right, Don Diller, Bill Keays, Tom Hartranft, William Rehak, Erik Fries, Tom Miller, Stephen Diller, Adam Diller, Dan Hagans

Don Diller, Jr., President

Don started with Kreider & Diller, Inc. in 1972 performing drafting and estimating. In 1977 the task of project management was added to his tasks of responsibility. In 1983 Don bought the company from his father and his father's partner, establishing the current company name of Kreider & Diller Builders, Inc. For 38 years the company has flourished under Don's leadership, performing ever larger and more complex projects.

Adam M. Diller, Co-Owner/Project Manager/Estimator

Adam has been a member of the Kreider and Diller team for 17 years. Adam worked in the field as a laborer for several summers while attending high school and then in 2004 started full time as a carpenter until 2015 when he transitioned to the office as a project manager/estimator. In 2019 Adam became a co-owner of the company.

Stephen P. Diller, RA

Stephen started at Kreider and Diller in 2019 as their in-house architect. Stephen is the creative force behind many of Kreider and Diller's new projects and is involved through the construction phase. A BA graduate of Temple University in Philadelphia in 2009, he gained experience working at two Philadelphia architectural firms designing small to medium sized residential and commercial projects.

William L. Keays, Project Manager/Estimator

Bill has been a member of the Kreider and Diller team for 14 years. After living in South Carolina for almost 26 years, he relocated back to his home area of Lancaster. He has been employed in various aspects of the construction industry for 34 years.

Erik Fries, Project Superintendent

Erik has been a member of the Kreider and Diller team for 19 years. Starting in the field as a laborer for a summer while attending high school and then in 2003 full time as a carpenter until 2016 when he was promoted to a project superintendent overseeing the day-to-day operations on specific projects from start to finish.

William Rehak, Project Superintendent

William has been a member of the Kreider and Diller team for 25 years. William has held the position of Project Superintendent for the past 21 years. William has been a carpenter for the past 48 years and a carpenter foreman for the last 45.

Thomas Miller, Carpenter

Tom has been a member of the Kreider and Diller team for 3 years. Tom has been in the carpentry trade for the past 39 years, a timber framer for 10 of those years and is a member of the Historic Barn and Farm Foundation of Pennsylvania.

Dan Hagans, Carpenter

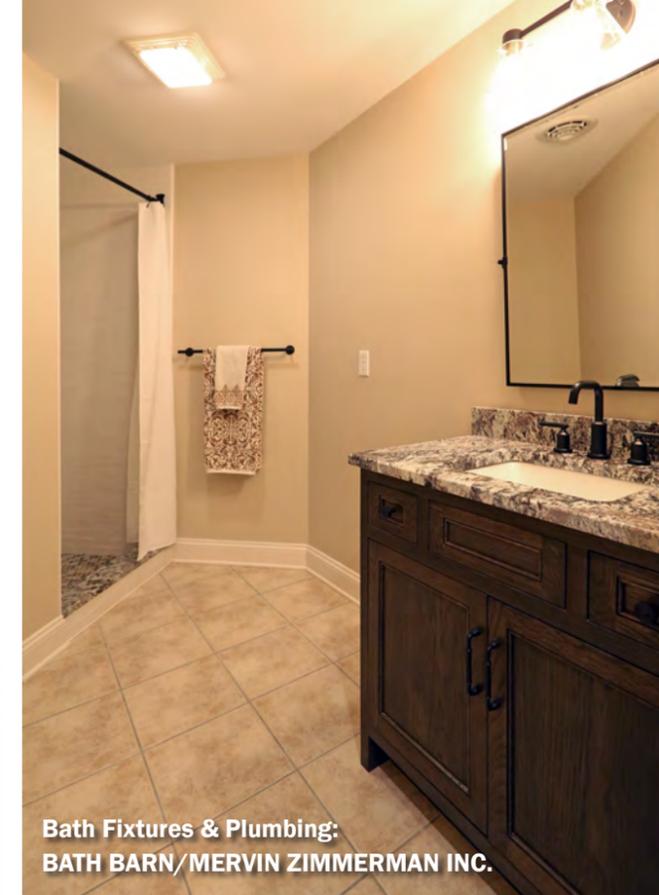
Dan has been a member of Kreider and Diller for 18 months. Dan has been a carpenter for the last 31 years, including working for himself for twenty of those years.

Tom Hartranft, Carpenter

Tom has been a member of Kreider and Diller for the last year. Tom has worked as a carpenter for the last 33 years.



(see our ad on page 11)



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We would recommend K&D whole heartedly – both from a quality of work as well as a quality of experience perspective. They removed much of the stress out of the process through their excellent and honest communication as well as their follow through.

Homeowner, Todd & Andrea