

CURB APPEAL



first impressions matter!



by **Eric Weaver**
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Let's face it, first impressions matter, especially when talking about your home. It's a reflection of your style. Is your house visually attractive and a good representation of you? Or, has it become outdated and in need of repair? Many homes don't meet their potential and with a little extra attention could make a bold statement in the neighborhood and a place you'll be proud to come home to.

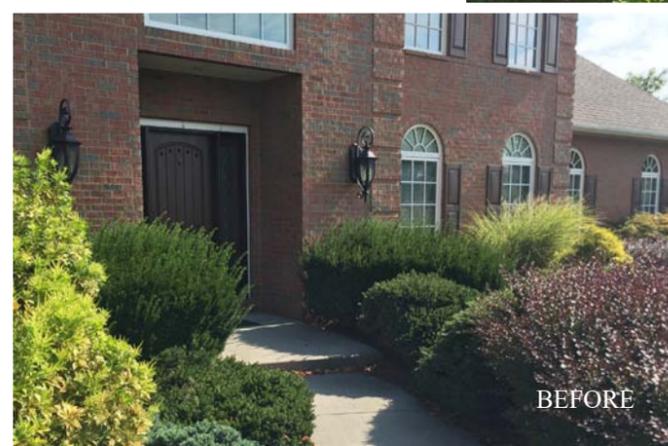
When it's time to update the curb appeal of your home gather ideas from the internet, take photos and search magazines such as R&A before hiring a general contractor to help come up with a master plan. A general contractor will research township codes, setback lines, and work within HOA parameters and design a facelift that will be proportionate to the rest of your home. Hiring a professional will ensure structural integrity and quality while managing the many trades involved such as masons, painters, electricians, landscapers and so on.

Add some aesthetic charm to your home with a cozy front porch. Create an inviting space to enjoy your morning coffee. Maybe add that porch swing you've always wanted.

Imagine a wide porch with a cedar shake roof, exposed beams, bead-board stained ceiling and wide support columns of stacked stone. Add some elegant light fixtures and your porch will be as inviting as the rest of your home. Modernize your porch with a standing seam metal roof and vertical siding underneath to set it apart. Cover an existing concrete porch and walkway with materials such as brick, travertine or flagstone. There's a plethora of custom railings like wrought iron, cable rail, cedar and composite low-maintenance railings that add character. Plan enough room to add your personal touches like planters, lanterns, a bench and small table. The walkway up to your house is as important as the porch. Consider a wider than typical walkway leaving ample space for container gardens to beautify the walk too.

Painting over brick is the easiest way to give a fresh clean look. Simple updates such as new door and shutter colors, adding modernized lights, large artistic house numbers and a unique door knocker can change drab to fab! Don't forget to swap out a new door mat too, it's all part of the perception people get as they approach your front door.

The transformation of the above rancher included changing the roof pitch and adding fake dormers to give the appearance of a 2nd floor. Painted brick, the contemporary door color, and creative landscaping give this home a new, crisp look. The inviting wide walkway extends the entry—giving a more grand feeling.



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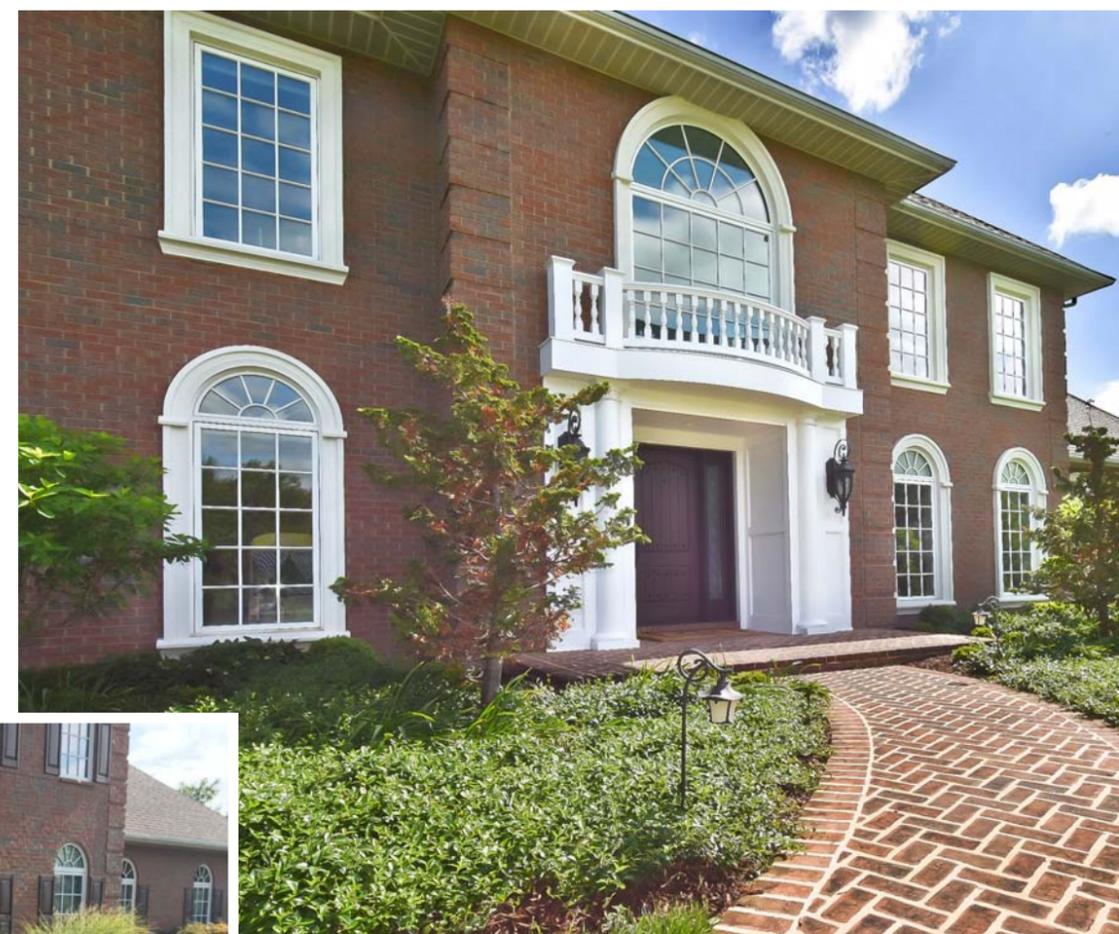
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FEATURE

At Pinnacle Building & Design Inc. our designs are tailored to meet your needs and accommodate your lifestyle. Our professional staff works with you from concept to construction and our experience and insight will aid in making your building process one of ease and confidence.

Adding Dimension To Your Dreams isn't just our tag-line, we can provide a 3D rendering to help you visualize your project *before* any workers set foot in your home. Another aspect that makes Pinnacle unique is our assistance with color and material selections and our availability for consulting, guidance, or simply reassurance with your selections. Our On-Site Supervisors are available to answer questions and discuss points of interest along the way.

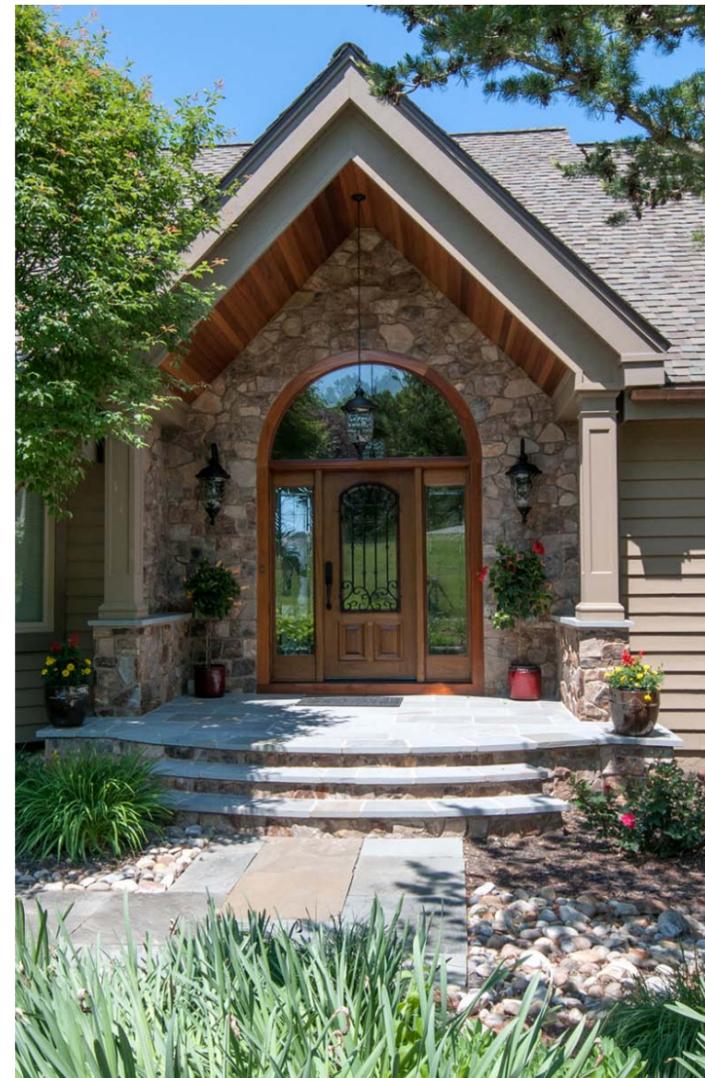
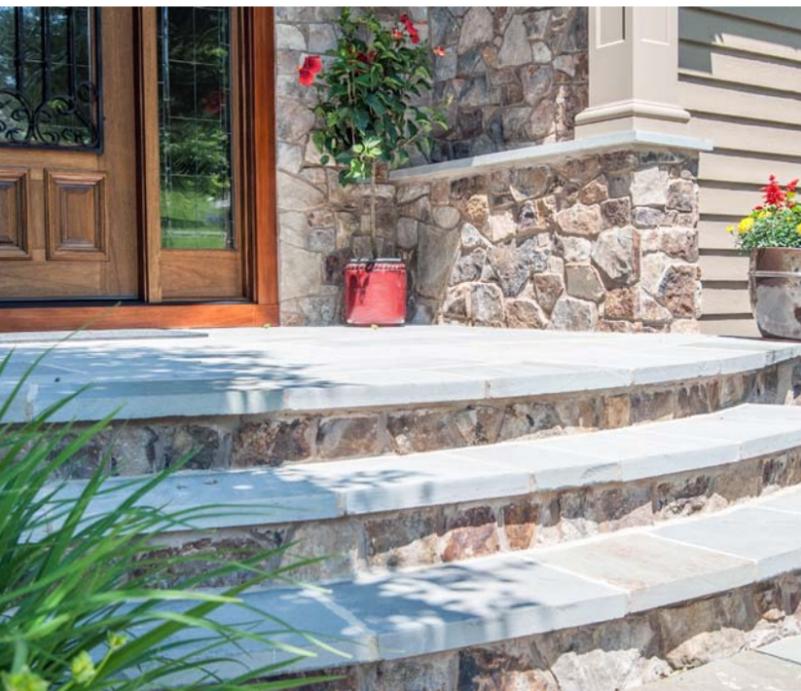
We provide the highest quality in remodeling and new construction with an emphasis on detail and perfection. Whatever you're looking for, a "wow-factor" or simply storage, each project is handled with as much attention to detail as the other. Pinnacle's reputation is one of distinction, reliability, quality, and trust, and we utilize experienced trade partners with the same quality conscious standards in both craftsmanship and building materials used.



This striking facelift includes architectural accents such as the Flex-lite trim around the windows to give the appearance of stone. The large window and entry are accented with composite wood panels and railing to tie the two together. The eye-catching herring-bone patterned walkway is extra wide to be proportionate to the home's new grand entrance.



The below entrance makeover incorporated a new roof pitch, low-maintenance composite columns and fascia, stone facade, a flagstone porch and steps as well as a cedar porch ceiling. The impressive mahogany front door and windows are decorated with wrought iron accents that are complemented by the matching chandelier and porch lights. Note the wide flagstone steps that provide ample room for accessorizing with colorful planters or seasonal decorations.



Perhaps your porch is weathered and an eye-sore and you wish to do away with it altogether. Consider removing it and adding a striking new front door accented with striking moldings and light fixtures. Doors with sidelights flanking each side will not only add architectural appeal but bring natural light into your foyer. A beautiful door with obscure glass and decorative leading will make a statement in itself.

Change out that old bay window with tall casement windows to give a more updated look. New energy efficient windows with architectural moldings can make an impact that will save you money in the long-run. Update to grids between the glass and double-hung windows that tilt-in for easy cleaning. It's not just appearance you are updating but convenience too.

To the left, this cedar pergola feature added above the garage doors breaks up the large stretch of siding and creates a wonderful focal point.

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The above porch facelift incorporated a metal roof to match the contemporary look of the home. Brick columns were added to match the home's existing brick while the color coordination of the garage doors, columns and stucco adds continuity.



BEFORE

On a grander scale, the transformation of this home (left), was very dramatic (below). The exterior makeover included new windows and doors, renovating the front gable above the porch, adding an indoor swimming pool addition, new stone and stucco, a new roof, as well as extensive landscaping with accent lighting.



Garage doors are a large focal point of most homes. Updating the style to carriage doors or adding windows enhance the look of a home and continue the design beyond the house boundary. Adding recessed spotlights in the soffits above the garage doors can be set on a dusk-to-dawn timer to not only look nice but illuminate your way.

Façade means disguise. Did you know steep roof lines usually serve no functional purpose other than adding height to simply create the illusion of a larger home. Adding a reverse gable to break up the roof line adds dimension and character to a steep pitched roof. Like-wise, adding fake dormers can give your one-story home the appearance of a second floor. Why bother investing in a fake façade? The exterior of your home is 20% of your home's value. It can make it or break it when it comes to resale.

Landscaping without a plan is like building a house without a blueprint. Relocate overgrown landscaping to another part of the property and transform the curb appeal with new trimmed and tidy plantings. Bring in different colors, sizes and textures of shrubs to add variety and uniqueness.

And don't forget about lighting. Accent lighting in landscaping, lit walkways, up-lighting of trees and spotlights on focal parts of the home will give your home the glow it needs in the evening. How your home looks at night is just as important as the daytime. In fact, it's the most common time of day your guests will visit so don't forget to factor in nighttime appearance as well.

A well-designed and executed exterior facelift can produce a very good return on your investment. It is a less intrusive remodel than an interior remodel and makes a dramatic difference that far more people will see. Like any cosmetic facelift, you're making the old look new again by correcting "blemishes and wrinkles" or by adding a new feature. To help ensure a successful project, be sure to hire an experienced professional to help you make informed decisions, create a design, and choose finishes that will enhance your home.

R&A



Uh Oh... another distressed do-it-yourselfer.

#1. It's NEVER as easy as they make it look.

#2. It takes way longer than they say.

#3. You seldom have the right tools (let alone the skills to use them).

#4. It's messier than they make it look...a lot messier!

#5. What seemed like a fun project quickly isn't.

#6. If it actually gets finished, chances are so is your marriage.

#7. And even though you have the satisfaction to say that YOU DID IT!...most are too embarrassed with the end product to admit it.

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and get it done right.

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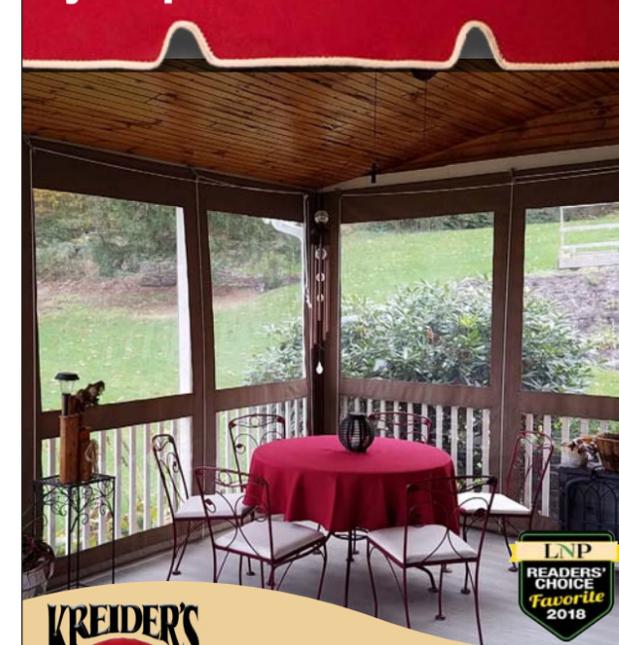
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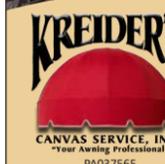
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