

Featured Builder

Duff Builders, Inc.

(see ad on p. 29)

PROJECT TRADE PARTNERS**Comfort Aire Heating & Cooling, Inc.** (see ad p. 36)**DWD Landscaping & Services** (see ad p. 30)**J.G. Baker, Inc.** (see ad p. 30)**Martin Appliance** (see ad p. 34)

REBUILDING...

after disaster

Following a devastating house fire in the spring of 2018, Jane and Dawn went searching for a builder who could help them put their life back together. Not knowing off hand who to contact, they began their search online. While a number of contractors were considered, it was the Lancaster-based, family-owned firm of Duff Builders who stood out from the pack. As you will learn on the following pages, Duff Builders made a very strong impression from their initial meeting and continued to impress the homeowners throughout the entire project.

While nearly a complete loss, the home's basement foundation as well as both the garage and the rear sunroom were sufficiently intact to be salvaged. According to Laura Duff Schroeder, Duff's Office Manager and Marketing Director, "It wasn't just a matter of rebuilding the main part of the house and tying together the surviving structures, we were also committed to helping this family rebuild their sense of *home*."

If there was a *silver lining* to this dreadful, life-shattering incident, it did give Jane and Dawn the opportunity to

rethink their home's layout and to make adjustments to the floor plan that would better suit their needs and lifestyle. While some of the new layout would be similar, they opted to have the kitchen switch locations with the living room, allowing them to have a nice view of the pool area and deck from the living area. They were also excited to add a fireplace, which was something their old home did not have.

The garage and rear sunroom were seamlessly blended into the new construction by installing all new siding and roofing on the old and new surfaces alike. It didn't make sense to stop there, so the couple opted to update their garage door, add keystone window headers on the front elevation and upgraded the gables to vinyl cedar-looking shingles in a complementary color.

The previously small front porch was expanded in the new version, providing a much appreciated space for a porch swing with an attractive new stone veneer backdrop. The larger porch also made it possible to cantilever the second floor over the front porch a bit, creating more square footage in the upstairs rooms without detracting from the aesthetics.

Jane and Dawn's teenage son was also affected by the loss of their home, and the couple wanted to make sure his

“*It wasn't just a matter of rebuilding the main part of the house and tying those existing structures together again, but also helping this family rebuild their sense of 'home'.*

Laura Duff Schroeder, Duff Builders
Office Manager & Marketing Director



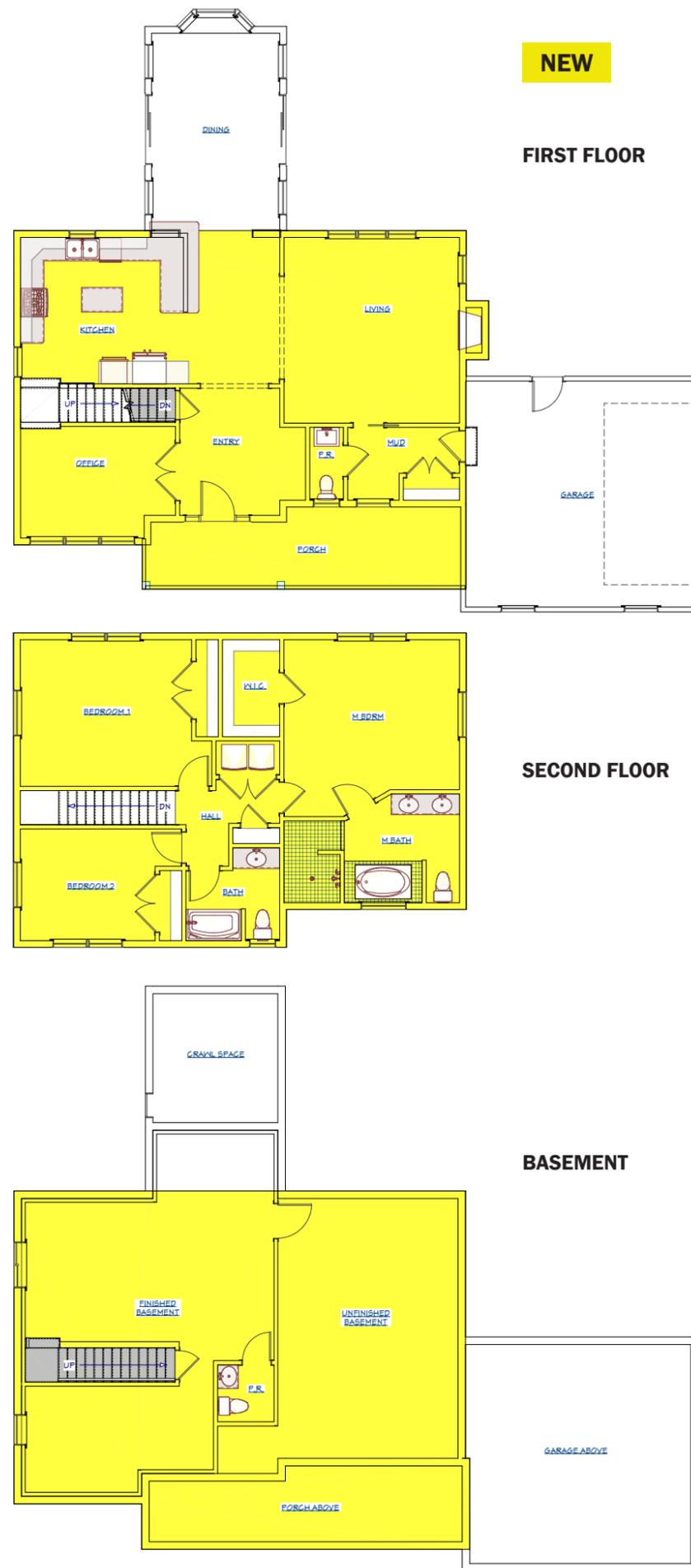
The way dreams are built.

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.



“Although I found Duff Builders through an internet search, upon meeting them I immediately felt a personal connection – one that came across as being very family oriented. I had the feeling that I would be getting their full and undivided attention and given that, I viewed their pricing as a better value compared to the others that were under consideration.

Homeowner, Jane

wishes and needs were met as well. The basement seemed like the perfect place to make over as an entertainment area for him to hang out with friends. Also included in the new basement layout is a media nook, a powder room, as well as a separate room for him to immerse himself in his hobby of computers.

Also on the homeowners' list of things to include in the project was a luxurious air-jet tub, speakers throughout the home, and a functional kitchen with a large gas stove. Dawn was partial to having a space in the living room to relax with a large television over the fireplace.

In many instances, the homeowners provided an inspirational photo or description of an idea that greatly assisted the Duff team in bringing their vision to life. A few of these included the built-in lift-top entry bench, the basement alcove under the stairs for a popcorn machine and mini-fridge, the custom-built fireplace mantel and surround, as well as the sliding barn door in the office.

Out of this tragedy came an urgent need for this family to rebuild their lives and re-establish a normal homelife. In selecting an experienced builder totally committed to helping them through a very unnerving period, they now have a beautifully redesigned abode—perfect for their fresh start!

R&A



DUFFBUILDERS.COM LANCASTER, PA 717.293.5100



the way dreams are built



RENOVATIONS ADDITIONS

• NEW HOMES •

KITCHENS BATHS BASEMENTS
GARAGES OUTDOOR LIVING





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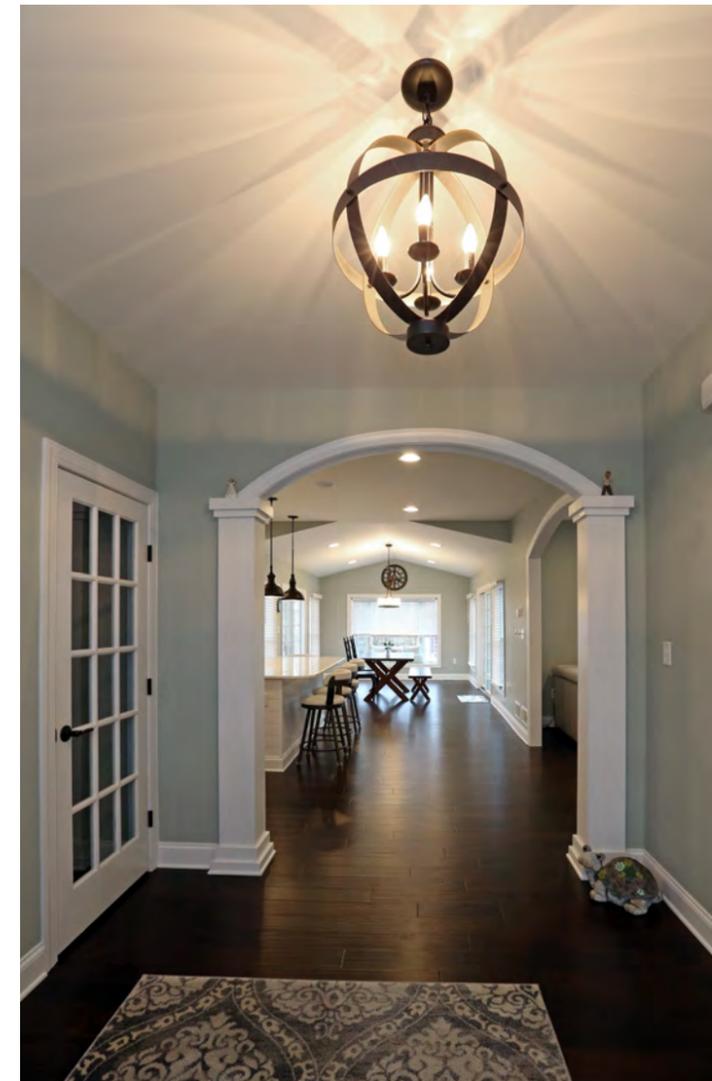
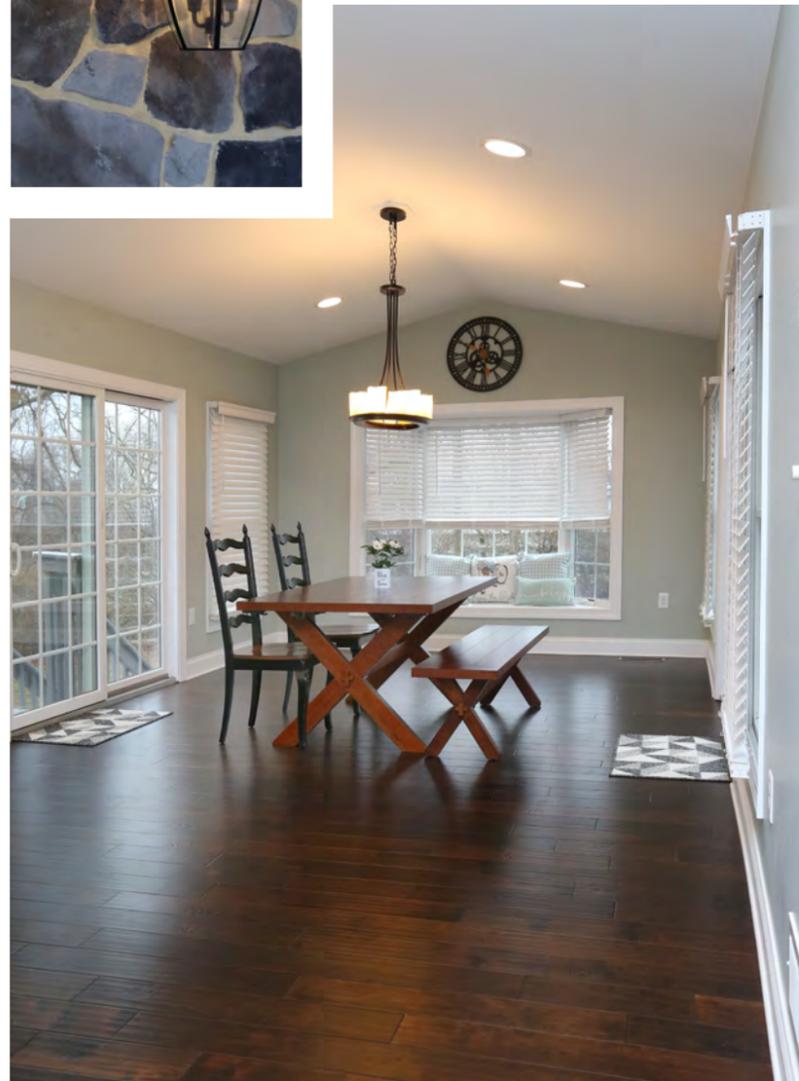
With the garage and back sunroom surviving the fire (pictured in both the BEFORE and AFTER photos below), plans were developed to tie them both into the rebuild. As seen from inside the new home's front door (opposite page, bottom right), the new open floor plan extends into the salvaged sunroom which is now the dining area.

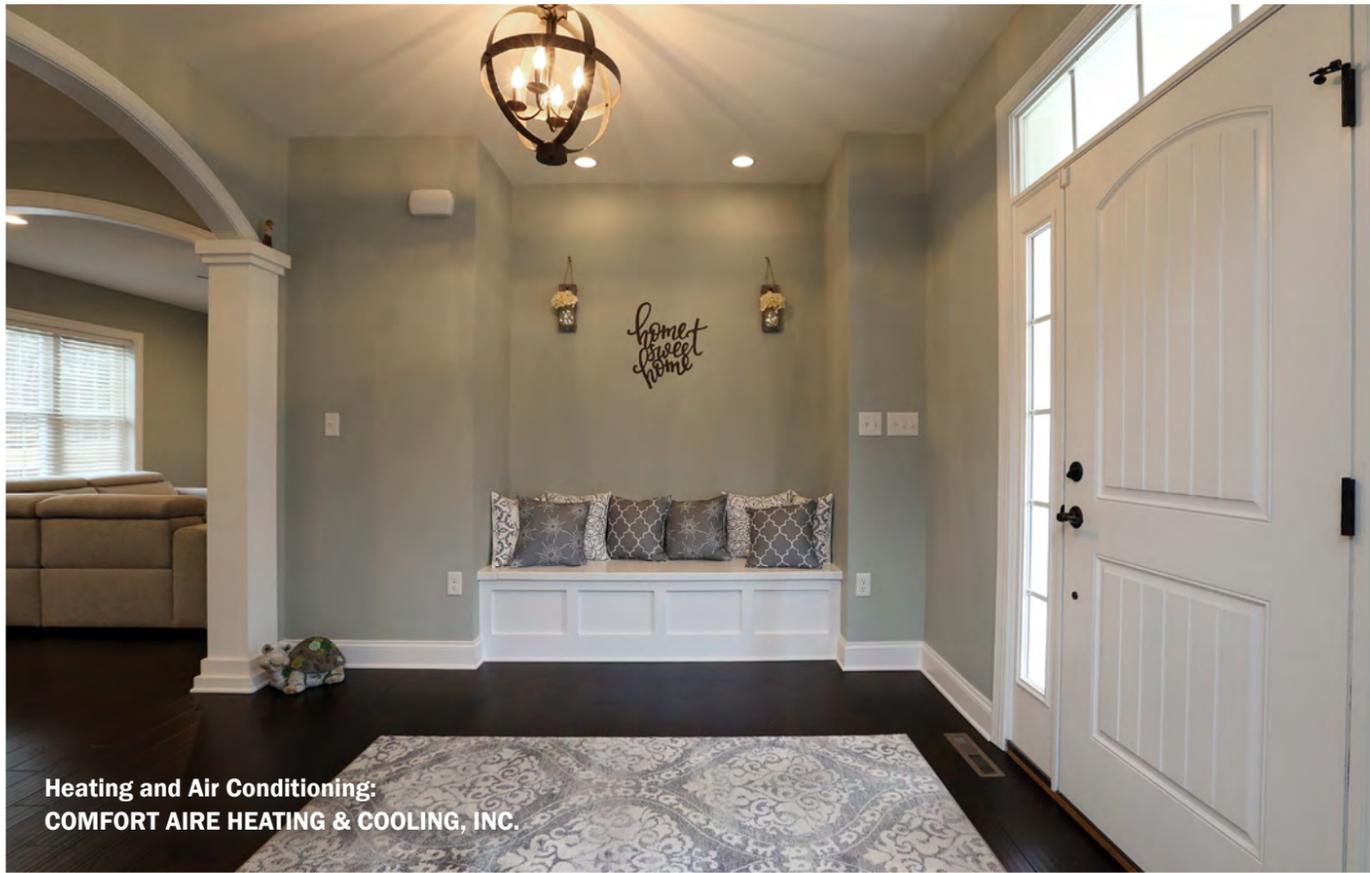
My initial impression of the Duff team proved true. They were absolutely great to work with. They were receptive to design ideas – as well as redesign ideas – and were frank with their assessments (pros and cons) as to whether an idea could work and the associated costs. They knew my budget and worked very hard to stay within it. They never pushed me to spend more. I always felt as though they were looking out for my best interest – as though I were family.

Homeowner, Jane



Demolition and Excavation: J.G. BAKER, INC.
Stone Veneer: DWD LANDSCAPING & SERVICES, LLC





Heating and Air Conditioning:
COMFORT AIRE HEATING & COOLING, INC.



Reactions from our family and friends have been amazing. They can't believe how much more spacious, airy, and brighter the house is now with the open design of the first floor. Everyone loves it.

Homeowner, Jane



My advice for anyone contemplating a major project is selecting a builder who has the necessary experience as well as one that you trust. A knowledgeable and trustworthy builder will be able to guide you through the many decisions that have to be made. The advice we received from Duff Builders was invaluable.

Homeowner, Jane





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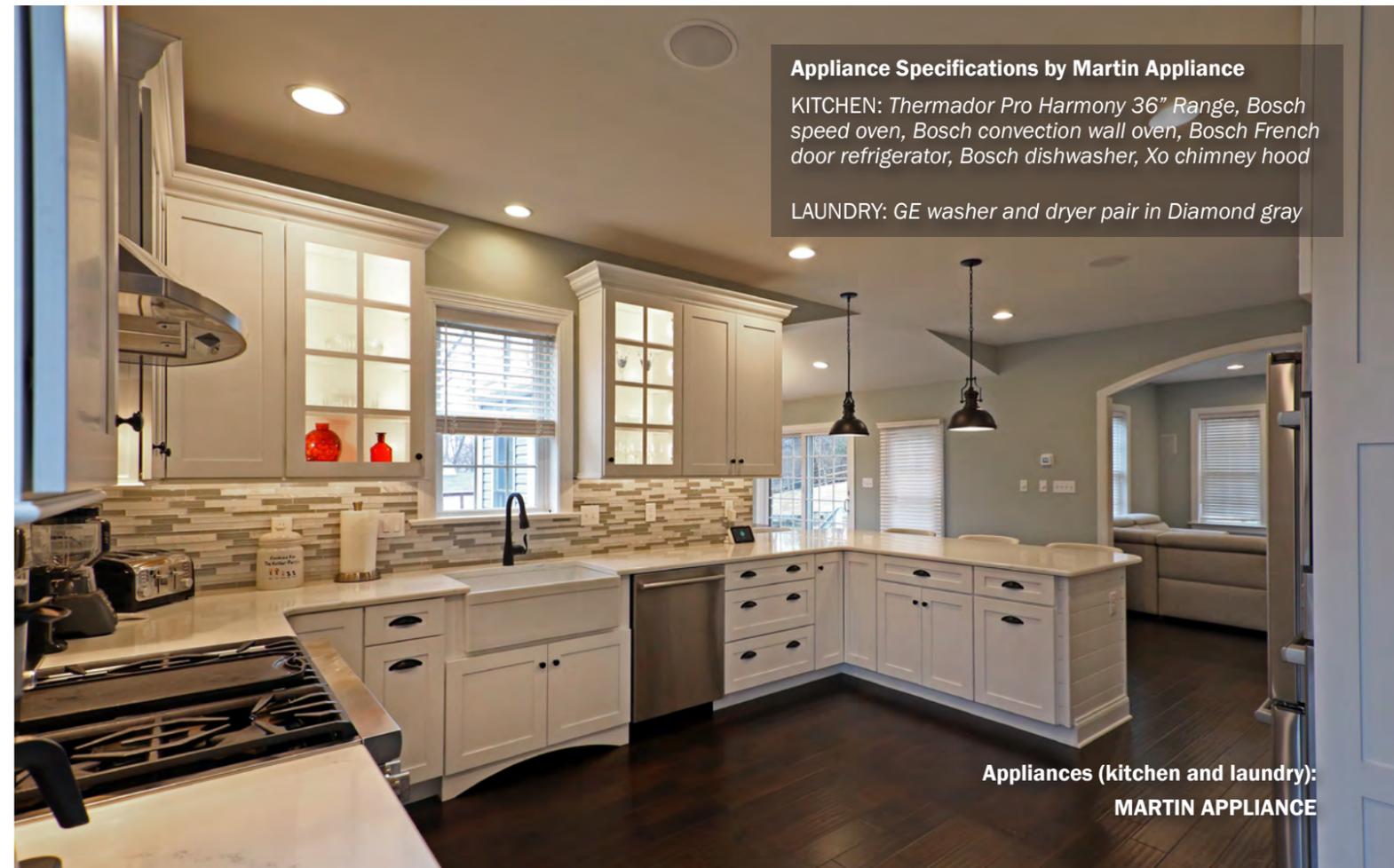
“One thing I’d like to emphasize was how responsive the Duff Builders team was throughout the entire project. They were all very prompt – Laura especially. I could text her any time of day, night or weekend and she’d always get back to me.”

Homeowner, Jane

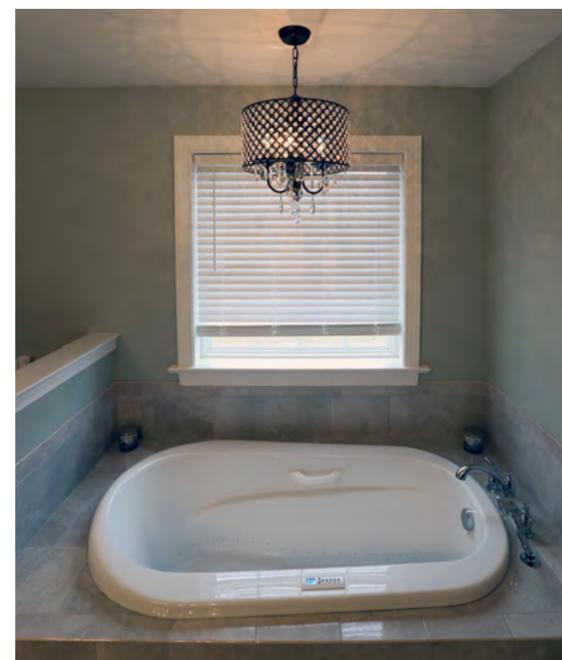
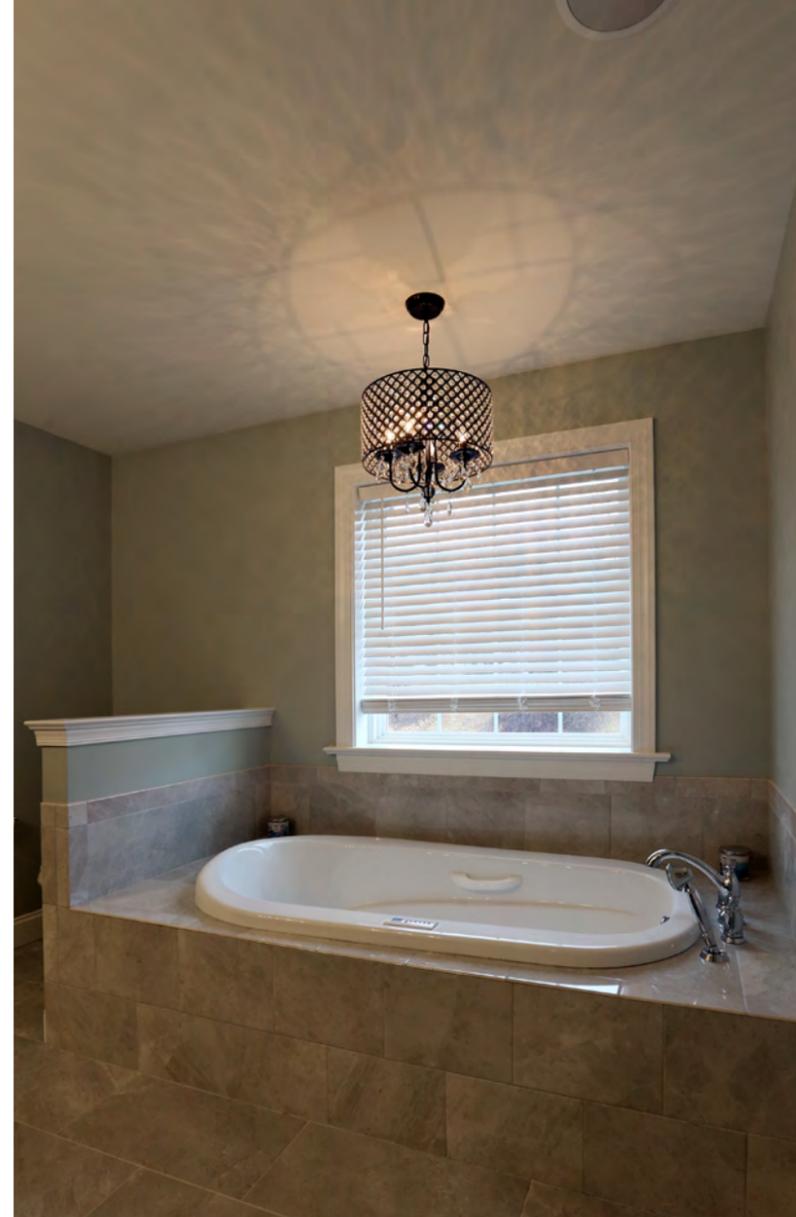
Appliance Specifications by Martin Appliance

KITCHEN: Thermador Pro Harmony 36" Range, Bosch speed oven, Bosch convection wall oven, Bosch French door refrigerator, Bosch dishwasher, Xo chimney hood

LAUNDRY: GE washer and dryer pair in Diamond gray



Appliances (kitchen and laundry):
MARTIN APPLIANCE



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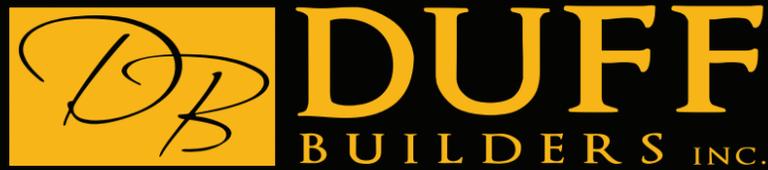
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At the recommendation of a very persuasive sales associate, I purchased a Bain jacuzzi tub that despite its price tag is absolutely delightful. I'm glad I spent the extra money – it's amazing!

Homeowner, Jane



meet the 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

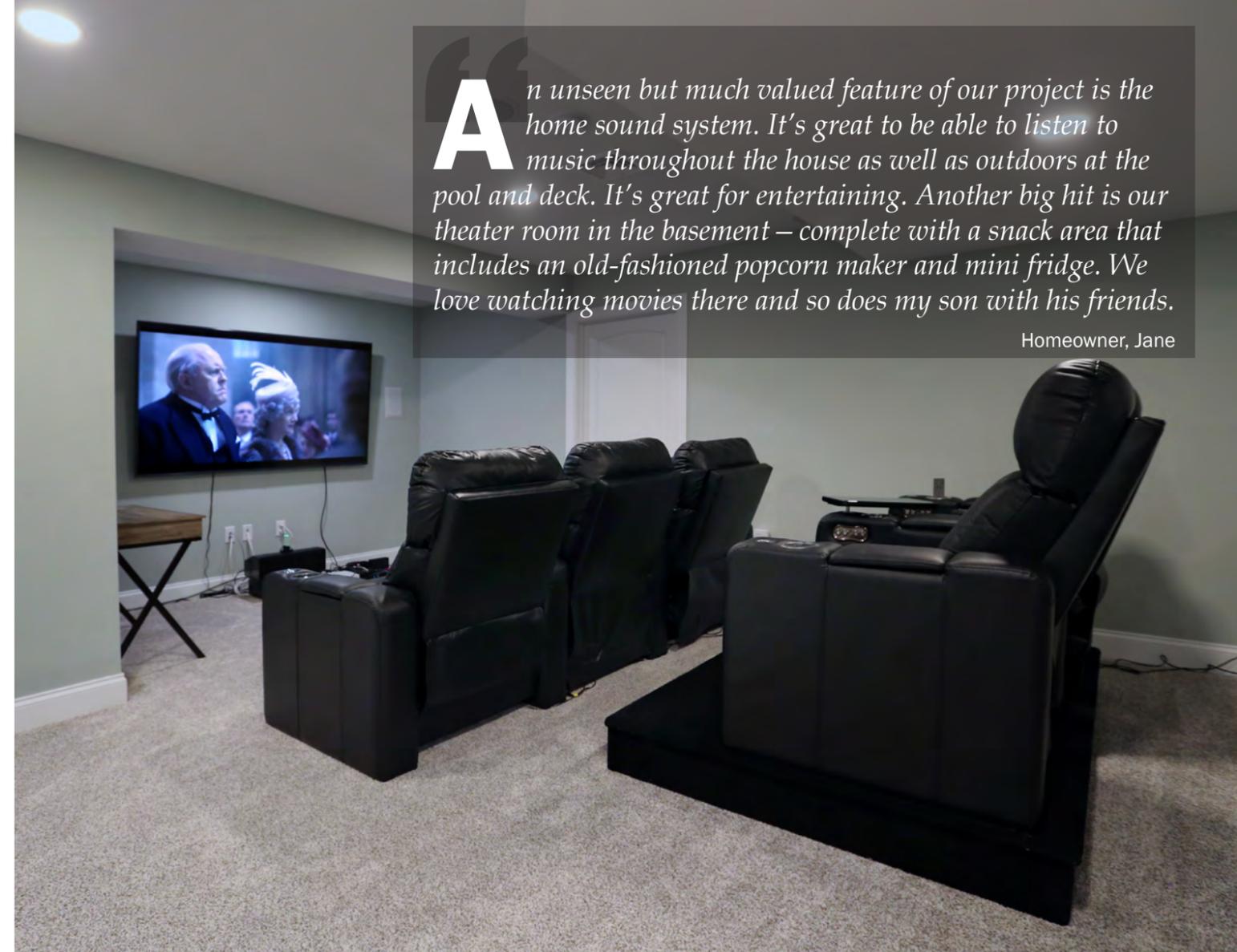
Project Manager & Business Development

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.



An unseen but much valued feature of our project is the home sound system. It's great to be able to listen to music throughout the house as well as outdoors at the pool and deck. It's great for entertaining. Another big hit is our theater room in the basement – complete with a snack area that includes an old-fashioned popcorn maker and mini fridge. We love watching movies there and so does my son with his friends.

Homeowner, Jane

Duff Builders were everything we could've hoped for. Their work was very high quality, they stuck to the schedule as planned, and they were always professional yet friendly whenever we stopped by the worksite. Needless to say, we would highly recommend them to anyone looking for a top notch builder.

Homeowner, Jane

