

## project description

Type:	Phase 1: Basement Remodel Phase 2: Addition of Indoor Pool Wing and Complete Exterior Makeover
Contractor:	<b>Pinnacle Building &amp; Design Inc.</b> (see ad on p. 47)
Trade Partners:	Fab-Rick Industries, Inc. (see ad p. 56) Fleming Tile & Marble, Inc. (see ad p. 48) Haller Enterprises, Inc. (see ad p. 52) Hanselman Landscape (see ad inside front cover) Integrity Pools & Arctic Spas Lancaster (see ad p. 50) J.W. Phipps Masonry Contractor (see ad p. 49) Klausmair Construction (see ad p. 56) Musselman Lumber Inc. (see ad back cover) Pella Windows & Doors (see ad p. 57) Pennsylvania Stone Products, Inc. (see ad p. 54) Red Rose Cabinetry, Inc. (see ad p. 48) Renaissance Conservatories (see ad p. 55) Sauder Bros. Concrete Inc. (see ad p. 41) S and T Insulation & Spouting, Inc. (see ad p. 52) TW Plastering Inc. (see ad p. 58)
Scope:	Basement Remodel: A complete makeover of the basement to include a full bath and separate areas for a bar, theatre, and fitness center.  Indoor Pool Wing Addition and Complete Exterior Makeover that included new windows and doors, renovated front gable above porch, renovated roof, renovated bedroom above garage, relocated dormer above garage, new chimney for gas fireplace, new deck, new exterior stone and stucco, and landscaping.

first impression...  
lasting connection

BEFORE



**T**here's something to be said about being in the right place at the right time.

When couple Tracy and Carl attended the Lancaster BIA Home Show several years ago, one of the first remodelers they met was Eric Weaver, owner of Pinnacle Building & Design Inc., of Lancaster. Eric's photographs of past projects and philosophy of uncompromising excellence immediately impressed them. They instantly decided he was the builder they wanted for an upcoming renovation.

"It was like it was meant to be," remembers Tracy. "Eric really cares about his work—we could instantly feel that."

Eric founded Pinnacle in 1999 and continuously uses his award-winning company as a springboard to create exceptional additions and remodels for his growing list of clientele. Because approximately 85% of Pinnacle's jobs are residential, he regularly works with families on special projects to fit their varied lifestyles.

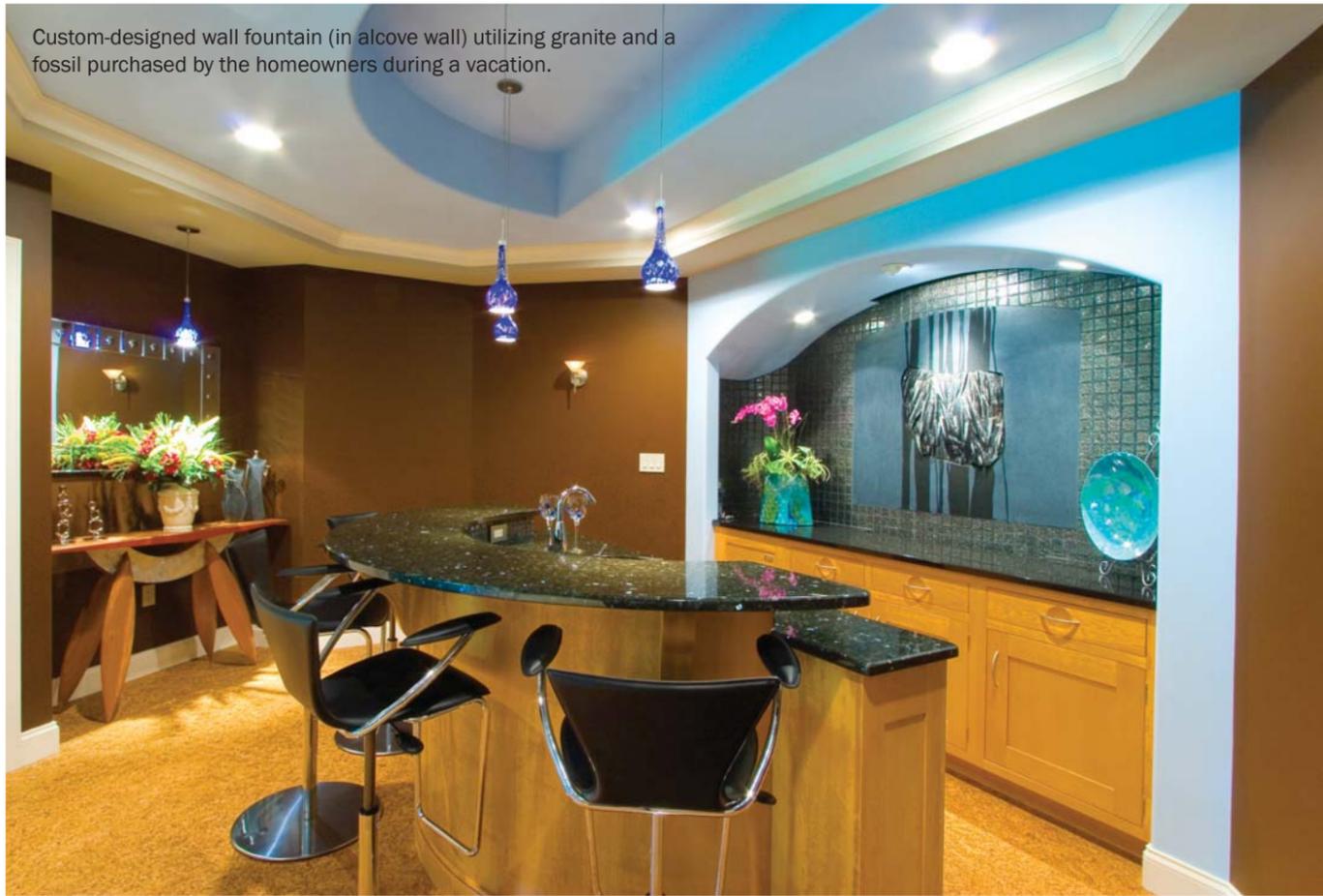
"Each of our clients want something a little different," notes Eric.

Tracy and Carl's Pinnacle journey began in the basement... literally.

#### From Empty Shell to Adorned Show Place

When Tracy and Carl built their home in 2000, they left the sizable downstairs unfinished. Empty and uninteresting, it was hardly a beacon to them or their children. But they knew they would eventually add pizzazz to the rooms; Pinnacle

Custom-designed wall fountain (in alcove wall) utilizing granite and a fossil purchased by the homeowners during a vacation.



helped them achieve that goal.

Completed several years ago, their once-barren basement now sports an entertainment theatre with comfy cinema seating, well-appointed fitness area, modern bar alcove and inspiring craft room.

Because she enjoys interior designs, Tracy designed almost all of the decorative elements of the lower level's rooms. On the walls, she chose paints in chocolate tones; on the floors, cream-colored carpeting and neutral-toned tiles. For the ceiling over the theatre, she asked Eric to install a coffered ceiling as an extra measure of elegance.



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The earthy hues, curving lines, artistic paintings and interior touches Tracy chose complement the semi-circular maple bar and polished stainless steel staircase railing. Behind the bar is a flat, trickling water-fall custom-designed onsite by Pinnacle. Contemporary and classy, it brings yet another organic element to the basement, even if it was a bit difficult to get just right.

Eric smiles as he remembers how the fountain was engineered on the spot. Despite knowing it would be a challenge, he loved the opportunity to attempt something new.

However, most clients aren't quite as hands-on as Tracy in terms of knowing what they want a room to look like from the beginning. In those cases, Eric relies on his design insight to bring personality to a job.

"We usually help homeowners with designs," says Eric. "We deal with color schemes, flooring textures, ceiling lines, et cetera. There are many layers to a design. For instance, you definitely want to highlight certain things, such as architectural lines."

Overall, the basement has a progressive appeal. Thanks to a walk-out deck that attaches to an upper deck (also built by Pinnacle and showcasing a custom-designed and custom-made stainless steel cable rail), the rooms do not have a "basement" feel. "We wanted it to be warm and inviting," says Eric.



BEFORE



Stone, Porch Granite, Exterior Precast:  
J.W. Phipps Masonry Contractor

Adds Tracy, "The kids spend a lot of time downstairs now."

**A Second "Meant to Be" Meeting**

About a year after Eric completed their basement, Tracy and Carl began to discuss another renovation project. Out of the blue, they ran into Eric in a store and began telling him of their

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desire to update their residence further.

Not only did the couple want to completely change the exterior of their home, but they wanted to add an adjoining pool house to their home's footprint. Both phases of the project would hold unique tests for Eric and project manager, John Fisher.

Yet as always, Eric was eager to get started.

"We knew the experience would be good, especially working with Tracy and Carl again," says Eric.

**A Facelift for a Family Home**

At the time that Tracy and Carl first built their house, they had picked an exterior that appeared attractive in the showroom but was ultimately not in real life. Thus, they wanted Pinnacle to completely redo the outside of their home, ridding them of the mustard-colored stucco, brown stones and unflattering siding. Instead, they wanted granite and natural stucco in a heavy 7/8 inch thickness, which they realized would be quite an endeavor.

Eric agreed to embark upon the job, but had to initially prepare the house.

Pinnacle dug the yard around the home and laid an extra measure of foundation in the ground as a support for the weight of the stones. "The house wasn't originally made to carry stone," explains John.

True to their optimistic nature, Tracy and Carl found something to enjoy about the resulting (though temporary) trench that snaked around their house. "We called it our moat," jokes Tracy. "Carl wanted to put some alligators in it!"

To ensure Tracy and Carl picked a style of stone they'd adore for years, Eric



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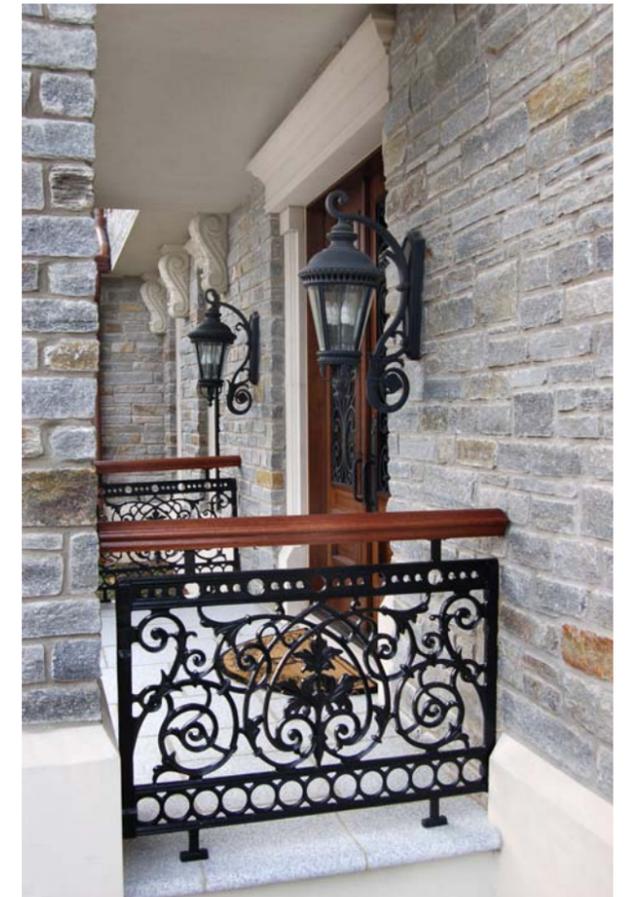
took them to a quarry to view their options firsthand. Even so, the first stones they chose turned out to look much different on their house than they had anticipated. Tracy made a call to Eric and work was halted until another type of granite could be selected. Though Tracy felt terrible holding up the process, she received nothing but professional treatment from Eric, who understood her concerns.

Eric and John hired stone masons to carry out the painstaking task of refacing the residence. "The stone masons had to shape each piece of granite individually," recalls Tracy, who was home during the project. "Seeing [our house] slowly transform from an ugly duckling into something beautiful was exciting!"

Tracy was also captivated by the relationship among the stone masons. "I watched the older craftsman mentor two younger ones," she recalls. "It was amazing."

To add Renaissance-like character to the finished product, Pinnacle installed copper gutters, snow guards and a unique lantern on the top of the roof.

In the end, Tracy and Carl wound up with a house that looked so new that relatives and acquaintances didn't recognize it at first. "The rooflines are totally different," notes Tracy with pleasure.



### Like Water in the Desert

The second part of Tracy and Carl's project was an addition to their home... mainly because of Carl's cacti. A long-time collector of the spiky plants, he and Tracy had agreed that the sun-worshipping flora deserved their own south-facing locale. From there, the idea of building an adjoining pool house evolved.

"We figured if we were going to build a house for the cactus plants, we should have a pool inside, too," explains Tracy. "So we put a special cacti 'bump' into the pool house design."

Because their land was not level, the pool had to be raised, a feat that could not be taken lightly. Remembers John, "The construction [of the pool] was a major challenge. We'd never dealt before with a pool that was elevated off the ground."

"The pool is about three feet above the first floor," states Tracy. "From it, we have a good view of the surrounding orchards and hill."

As she had done with the basement, Tracy chose all the shades and textural elements for the pool house. The interior walls are yellow with black door and window frames. The Sauder Brothers constructed non-slip concrete floor, engraved with geometric graphics. And a modestly-sized stainless steel refrigerator provides cool drinks and snacks to enjoy before or after taking a dip.

The pool's azure water is a constant 88 degrees year-round. Its automated retractable cover can only be operated by key, a measure of security much appreciated by the family. Overlooking the pool is an indoor deck which is accessible from Tracy and Carl's master bedroom.

The curving outdoor mahogany deck (complete with stairs leading to the basement level that Pinnacle previously completed)



Landscaping: Hanselman Landscape  
Roof Lantern: Renaissance Conservatories  
Insulated Concrete Form Walls, Flat Work Concrete  
including the Pool House: Sauder Bros. Concrete Inc.

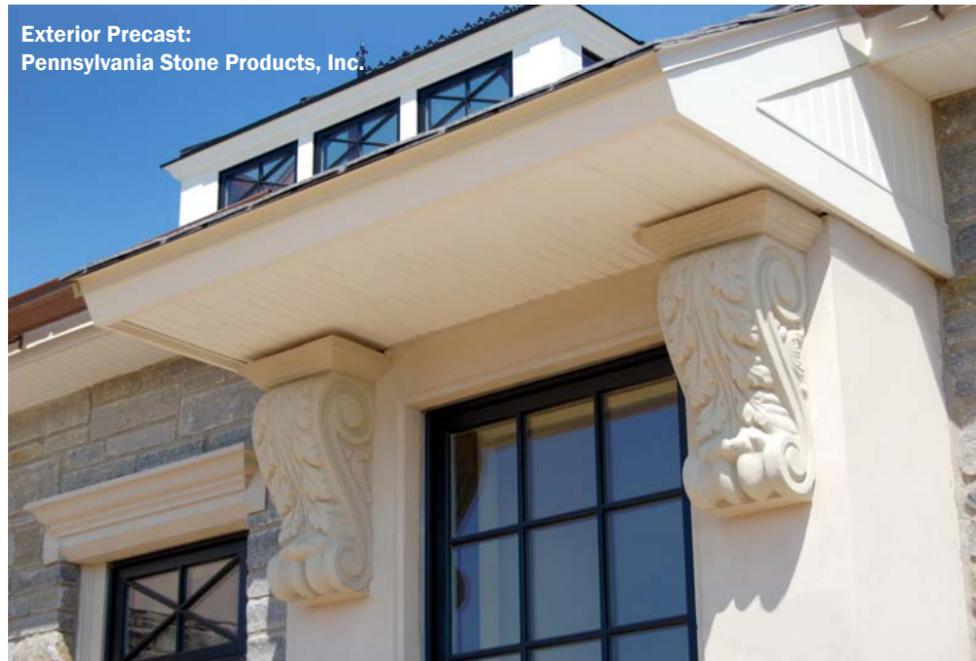
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is off the back of the pool house. During balmy summer days and nights, large doors can be opened, turning the pool into a veritable extension of the deck.

The maintenance of the pool house is barely an issue and no tell-tale chlorine smell wafts into the main house. Though the family vacuums the pool once a month and has a serviceman check it every other week, it is, in Tracy's words, a "piece of cake".



Roof, AZEK Trim: Klausmair Construction

## The Height of Happiness

It took roughly 18 months for Pinnacle to finish the exterior and pool house due to the complexity of the project. Nonetheless, Tracy and Carl were unwaveringly understanding and patient throughout the process.

"Once I saw the stone people working and crafting one stone at a time, I understood [it would take some time]... They had so much to do," says Tracy.

To other homeowners contemplating such a large renovation, John recommends that they accept that it will no doubt result in some dust, noise and change



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along the way. "Tracy and Carl understood the process," John notes. "That made our job easier. Overall, it was a fun project."

Tracy enthusiastically agrees. "We've been telling everyone about our home. We loved Eric, his employees and their meticulous work ethic. I recommend Pinnacle all the time!"

R&A