



# YOUR HOME

Live. Maintain. Enjoy

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## Project Spotlight: Foundation Repairs Lead to Renovation and Addition



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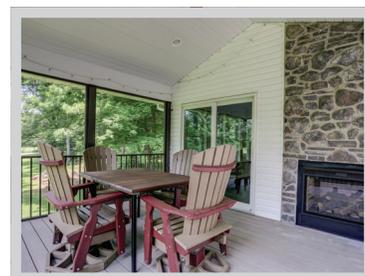


Andy and Lenore purchased their ranch home at an auction. The home is situated on a beautiful wooded lot, and while they loved the house, they also suspected there were some serious foundation issues. Because of this, they decided to combine the repairs into one major project to make the home everything they wanted to meet the needs of their family.

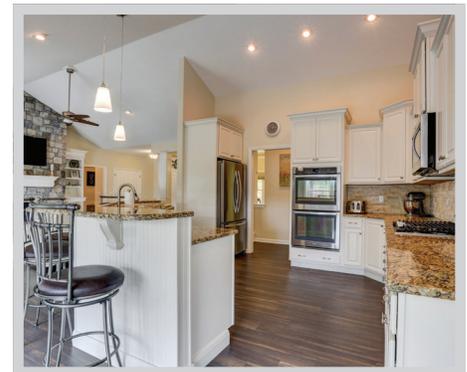
Andy's parents had a new home built by Metzler Home Builders in 2015 and were very impressed with the company, cost, employees, subcontractors and their final product. Andy and Lenore gave Metzler's a call and began the design process with Tim. In addition to repairing the foundation issues, they added a sunroom and a deck with a screened-in porch area. They also renovated to include a new kitchen and bath and reconfigured the mudroom.

Andy and Lenore both love cooking, so they are thoroughly enjoying their new kitchen with its efficient use of space and much-improved lighting. They love their new deck, especially the screened-in section. But their sunroom (or the "big room" as their two-year-old calls it) is their favorite space in their newly renovated home. Having a beautiful, open, well-lit (with natural and recessed lighting) space has completely altered how they spend their time in their house, how they can enjoy their property, and how they entertain, which they try to do as often as possible.

Andy states: "We were pleased with the communication from Tim during the design process, and from Mike during the construction phase. Both Tim and Mike were very patient and receptive to any changes we suggested the whole way through the process. We have not had any regrets with our renovation project!"



# LVP Flooring: An Alternative to Hardwood



If you've been in the market for new flooring, you most likely have seen a product called Luxury Vinyl Plank (LVP). LVP flooring has gained popularity in the last five years, and more homeowners are installing it in their homes than ever before. Most flooring companies have their own brand, and they've kept improving the appearance of the planks, giving them a very realistic wood or tile look. Many people prefer the look of luxury vinyl planks over sheet vinyl. There are a large variety of planks on the market – from traditional to distressed looks. Plank widths range from 4 ½" – 9" and lengths are 48" or 72".

According to Shirley Lantz, Interior Designer at Wall-to-Wall Floor Covering in Strasburg, PA, there are many reasons this flooring is a top-seller. One of the biggest reasons that homeowners choose luxury vinyl planks is the fact that it's 100% waterproof, making it an excellent choice for homes with children and/or pets. It is easy to clean and can be used in kitchens, laundries and bathrooms without fear of getting water on the floor.

LVP flooring has a hard finish on top, enhanced durability and dent resistance, and is also sound proof. Lantz states that there is minimal

sub floor prep, and it is easy to install over existing hard surface floors. Some luxury vinyl planks are glue down, but most have a click together locking system. LVP flooring is more economical than hardwood, and most brands come with a 30 year residential warranty. There are definitely people who prefer hardwood and the look of real wood, but if you're looking for a practical alternative, LVP flooring might just be the answer. Check out these photos of luxury vinyl plank floors from some homes that we've built recently.

# End of Summer Maintenance Tips

The end of summer means that fall is right around the corner. The cooler days can be a great opportunity to prep, repair, inspect and do some general maintenance on your home.

- 1. FALL CLEANING** – Fall is a great time to subject your home to a thorough cleaning and organizing binge. Find storage for all of those trinkets brought home from the summer vacations. Swap out warm weather clothes for the cold weather sweaters you may have stored in the attic.
- 2. VISIT THE ATTIC** – Expansion due to extreme differences in hot outside and air conditioned inside temperatures during the dog days of summer can create all kinds of minefields in attic spaces. Check for any visible daylight in your home's roof. Pay especially close attention to the flashing around vents, chimneys or pipes where the baking summer sun can take its toll on sealants and caulks.
- 3. PEST PROOF YOUR HOME** – The end of summer is a great time to take care of those little varmints that may be lurking in the corners, cracks and crevices of your home. Rodents love to use whatever entryway they can to take up residence in your cozy home over the winter. Fleas, ticks, spiders and other creepy crawlers will become more active as the weather cools. Consider hiring an experienced exterminator to seal up any access from the outside and to treat with pet and kid safe chemicals.
- 4. DRIVEWAY, SIDEWALK OR OTHER CONCRETE REPAIRS** – Moisture during the fall or winter, followed by freezing temps, can wreak havoc on cracks in

your driveway, sidewalk or other concrete structures. Since water expands when it freezes, a seemingly small crevice can lead to a major repair project come spring thaw if not treated. What is a very visibly damaged sidewalk in the fall can be an injury hazard during the winter when it's buried under six inches of snow. Seal any cracks with concrete sealant and repair and replace any loose bricks to save you, and your back, some major pain.

- 5. INSPECT THE ROOF** – Similar to inspecting the attic for any breaks or gaps, you, or a qualified professional, should walk the roof and perform a visual inspection for loose or missing shingles that could cause water damage during fall and winter storms.
- 6. YARD AND TREE CARE** – The last thing you need during a cold winter snow storm is for a heavy, snow covered branch to come crashing through a window of your home. The end of summer is the perfect time to do any major pruning. Most trees and bushes have finished flowering and are ready for a quick trim.
- 7. GUTTERS** – Let's face it. Cleaning the gutters of your home is one of the least fun of the regular maintenance tasks. You should, however, root out those gutters every season to avoid potential leaks or water damage and to allow the gutters to function properly.

Source: [www.homegater.com](http://www.homegater.com)

## Featured in R&A Magazine

A farmhouse renovation we recently completed is featured in the summer issue of R&A Magazine. This lovely 1860 farmhouse now has a brand new, spacious kitchen, more open space and a wine cellar in the basement. Pick up your copy of R&A Magazine at a participating location now to read the entire story, or you can also visit [www.randamagazine.com](http://www.randamagazine.com) to see the article.



## 2018 Parade of Homes WINNER



Our 2018 Parade of Homes entry at 106 Canvasback Lane, Elizabethtown brought home the following awards!

-  **Best of Show**
-  **Best Exterior**
-  **Best Interior Design**
-  **Best Kitchen**
-  **Best Bath**
-  **Best Decorated**
-  **Best Landscaping**
-  **Honorable Mention: Multi-Family Fulton Bank Award**



## NEW HOME COMING SOON! GEORGETOWN ROAD, STRASBURG

This new two-story home will soon be available! It features an open floor plan with 2,120 square feet and has 4 bedrooms and 2 ½ baths. Located in the Lampeter-Strasburg School District, it will have a septic system and public water. For more information on this home, please call us at (717) 687-6302.

