

PARAGON

Rarely is storm damage a good thing but for the owners of this featured cottage-style home, it ended up being a gift of sorts. Several tornados had ripped through Catawba County and felled over forty trees on their waterfront lot. It was never their intention to expand the property, but now plans to renovate took an entirely new direction. They felt that nature had *cleared* the way to a fresh viewpoint. We drew up a whole new set of plans using as much of the original structure as possible. Now their forever home sits exactly where the old one did. Same views, but a cut above!

SPOTLIGHT

Sometimes chaos creates an opportunity to revisit and reinvent a plan of good intentions. The Allens were already planning to renovate what used to be a vacation property. They were familiar with our large custom home projects and

were so pleased to find out that we would be interested in helping them with what they considered to be a rather modest renovation project. This was a project that needed to stick to a prescribed budget and through careful planning and execution, we were

able to create immense value for them within these constraints. Something we are quite proud of doing for all our client projects, no matter what the scale or budget involved.

▼ *Craftsman Cottage on the Lake*





Demolition Begins



▲ The New Great Room

for them. During demolition, our framer, Ruben, was instrumental in identifying the load-bearing potential of the existing A-frame, which we were able to use for structural support.

Jeannene Allen had created a scrapbook of architectural features, millwork and treatments to serve as her idea book. “I was emotionally attached to my family’s vacation house and the land,” explains Jeannene, “Grainda Builders was open to my heightened level of involvement, even though I was not a big budget client. I never

felt like I was stepping over the line and many of my ideas were successfully incorporated.”

The Allens had also thoughtfully sketched out how they wanted the first floor to be laid out. They admit that they did not have a clue what to do with a second floor and relied on us quite a bit to visualize those living spaces

In fact, we were able to make many creative contributions during the process of building. The home is dressed up with generous trim featuring true four-inch wide boards framing the doors. Jeannene wanted the weight bearing studs to be finished as square columns off the piano room and it was our idea to trim around them. That combined vision is now one of

▼ A Before and After Comparison: The Renovated Lakeside of the Home is Constructed to Be More Impervious to Moisture





the most noticeable design attributes in the home's interior. We also provided a lot of customization to the exterior finishes of the home, that add to its character and setting – ideas that the Allens would have never thought of themselves and are very grateful for.

The biggest source of collective pride is how we handled all those

▲ *Inviting Character in Every Detail: Clockwise From Top, Painter's Studio, Entrance, Lakeview Master Bath, Trimmed Columns and Foyer Nook*





▲ From Top Down: Library, Kitchen and Screened In Porch

fallen trees. It became a mission to reuse these beautiful hardwoods. We moved the trees to a sawmill and they were placed in a drying kiln. The resulting lumber was lovingly brought back to life inside the home. Poplar was used in the ceiling of the great room. Beech was used to build the mantel. Chestnut was used in the home office study, pantry and laundry room.

We were even able to recycle their neighbor's fallen oak tree to build their main staircase. A truly happy ending to a rare event on the shores of Lake Norman. ↻

THE A-TEAM

- Architecture: David Strange
- Cabinets: ProBuild
- Appliances: Ferguson
- Stonework: Stone Development
- Frame Carpentry: Ruben Rodriguez-Anica Carpentry

TURNING UP THE CHARM

MAKING YOUR FAVORITE HOME EVEN BETTER

TRENDS



Lakeside Retreat Renovation



You know when you have found *the* spot. Everything is perfect. Moving is not an option. This is exactly how this homeowner felt about their beautiful and charming retreat situated on a large peninsula lot with expansive water views.



But there were problems with the structure. The owners made countless attempts to fix the leaking from the upper deck. It was time to tear it down and rebuild. The reconstruction effort created an unexpected opportunity to greatly improve more than just the structure's functionality. "I would say that the original design was chaotic. I incorporated these tall symmetrical gables that now reveal the true beauty of the home. Kind of a nod to early English architecture with Nantucket charm," says designer Jim Phelps. Demolition and construction on a large renovation





JOE'S MAINTENANCE CHECK LIST FOR YOUR HOUSE

Replace furnace filters
once a month

Clean gutters to prevent
unnecessary roof leaks
from winter ice build up

Check weather stripping
around doors/windows
and replace if necessary

Close crawlspace vents
(if applicable)

A hard freeze could
burst pipes. Turn off
outdoor spickets prior to
first forecasted freeze

Check fireplace
chimney for soot
build-up and clean
professionally if needed

Schedule irrigation
winterization
(if applicable)



▲ Reconstructed Upper Floor Bedrooms

project like this has to be managed with great care. We protected the stone walkways and stairs with plywood. Stained glass windows in the porch area were blocked front and back.

This is a home that envelops a casual and easygoing lake lifestyle. It was important that the renovated living spaces on the second floor looked as if they had always been there. It is not desirable to have a renovation 'look' like a renovation after we're finished.

The homeowner is particularly pleased with the view from the master bedroom. "When you

come upstairs, it is the first room you see and the view is just spectacular. I find myself staring out at different times of the day. The expanded windows have brought much more light into the center of the house." 🏡

THE A-TEAM

Architecture: Jim Phelps

Demolition:

Advanced Distinction Solutions

Windows:

Pella Window & Door Company

Roofing:

Alpha Omega Construction Group

TRIM MASTER

EVERY CUSTOM HOME DESERVES THIS KIND OF PASSION

Q&A

Q How long have you worked with Grainda Builders?

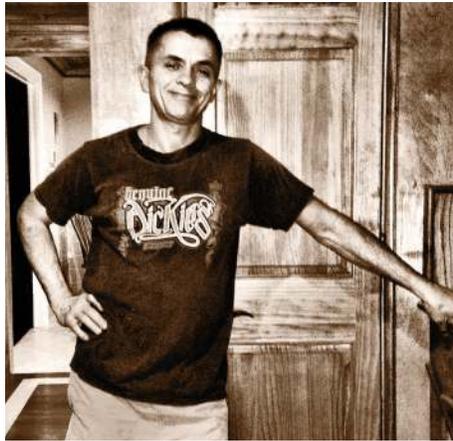
A I have known Joe for a quite a long time. In fact, I worked on his own custom waterfront home, while he was still a national homebuilding executive before he started his own business. He recognized my talent and dedication. We've been working together ever since.

Q What do you appreciate most about working with Grainda Builders?

A In a word: loyalty. Once you prove yourself as a valuable craftsman and team member, Joe sticks with you forever. I also like the opportunity they give me to share my views on projects. We may have different opinions, but we discuss them and sometimes my viewpoint is thought to be the best solution. I have a lot of passion for my work, so having a working relationship that is collaborative like this makes me enjoy my work even more.

Q How did you get involved in providing custom trim work?

A Well, I am a native of Brazil and I used to do carpentry with my daddy on the family farm. I loved it. Then I immigrated to America and actually worked as a chef for a long time. Then I started to get bored. I was cooking all day, but not feeling like I was creating something I could look back on and be really proud of. I was also tired of being inside a small kitchen. I wanted to work outside. After changing trades and working in trim work for others, I started my own company. This work truly fulfills me in every way.



*Geronimo Sa, G&R Woodworking
Our Master Trim Carpenter*

Q Do you think homeowners understand what the trim guy does?

A Ha! That is a great question. No actually. They think I am the carpenter, the painter or the dry wall guy. Not that these professions are not important, but I do believe that trim work is what makes a custom home truly beautiful. That's my expertise, desire and responsibility.

Q What are the challenges in your work?

A When you do trim work for a custom home, the homeowner is involved of course. And homeowners have ideas on what they would like from magazines and online photos. We have to guide them on how these ideas fit into the style of their house and the size of each room. The real challenges are when these desires are shared too late in the build process. This delay can cause all sorts of problems, mostly at the expense of the homeowner. Thankfully Grainda steers their clients very efficiently through this process and we avoid a lot of headaches.

Q How has your work evolved over the years?

A I have definitely noticed that Grainda's clients have much less late changes. They have streamlined the process and clients are informed. You cannot change a baseboard design after the electrical is framed in. I am seeing fewer clients waking up creatively at the end of the build cycle and making last minute choices that are costly to them. We have worked together for so long now, that some things don't even need to be expressed. We are on the same page from the starting gate. It's great.

Q What is your favorite aspect of trim work?

A That no two clients are alike... each homeowner has different tastes. I especially like complicated jobs that require multiple pieces to create the desired look. Heavy trim, basically. It is expensive, but it is pure joy when a client has 20 ft. ceilings and really wants you to appreciate the detail of the crown molding along the perimeter. The more layers of detail, the more interesting and fun for me!

Q What do you want people considering a custom build to know about trim work?

A That is simple. Trim is often overlooked (especially in production building) and in my opinion, trim makes a huge difference in a home. Many think incorrectly that trim work is decided later (as if décor), but that is not the case. Even the weight of trim work has to be considered before framing a custom home! 🍷

NO MORE TIPTOEING

HOW TO FIX THOSE PESKY SQUEAKY FLOORS

TIP



This issue's DIY Tipster: Andrew Salmon, Project Director

Squeaks are caused when the subfloor begins to separate from the floor joists. The nails squeak as they slide in and out of the joists. From beneath the floor, fasten a piece of scrap wood against the floor joist so that it fits snugly against the subfloor. The wood will support the subfloor, preventing it from moving down to the joist. For smaller gaps, apply construction adhesive to a wooden shim, and slide the shim into the gap. If the problem stems from the floor separating from the subfloor, use a short screw to fasten the subfloor and floor together.

From above the floor, use a hammer and finish nails. Drive a long finish nail into the floor so that it goes into the floor joist if possible. If the problem is caused by the floor's separating from the subfloor, drive two nails into the floor at opposite 45-degree angles. Use a nail set to drive the nails below the surface of the floor, and fill the hole with wood filler. For carpeted floors, cut a small hole to drive a screw through the floor and subfloor.

GRAINDA