

HOOP Dreams

W

ith his life-long passion for basketball, Scott always dreamed of having a court at home. What he was envisioning was not a hoop above a garage door nor a backboard standing along side a driveway, but a professional-grade court—one that would be available to him and his sports-loving family regardless of the weather, year round. And as avid fans of the Philadelphia 76ers (and former season ticket holders when they lived in the Philly area), it only made sense that they pay homage to their beloved Sixers by incorporating the look of the Wells Fargo Center.

Based on a referral from trusted friends who used Duff Builders for a dramatic and beautiful transformation of their home, the homeowners reached out to the Lancaster-based builder and family-run business in late 2018 and by early 2020, the Duff team was breaking ground. For Nicole and Scott, it also felt like a natural time to plan for the future and incorporate an in-laws suite, complete with a kitchen and full bathroom on the first floor and a bedroom and full bathroom on the second floor.

Based on the site conditions of their property, the ideal location for the new addition was where their existing two-car detached garage was situated. With the existing garage in good shape, the windows and interior doors were able to be reused for the addition. The two existing garage doors

were also reused on the new two-car garage that was incorporated into the addition.

As one pulls up to Nicole and Scott's home, it is apparent that the side entry door serves more as the home's main entrance. They wanted this entryway to be impactful and welcoming, and make it clear that this is used as a main entrance rather than a side door to the home. Taking the homeowner's inspiration photos, Duff Builders was able to design and build an inviting side entrance featuring a wood-planked barrel ceiling, dentil molding, flagstone steps, and a stunning wood and glass arched-top entry door.

The passageway between their existing mudroom and the main addition flows as a natural extension of the house while still providing some separation from the in-laws quarters. The custom trim work in the passageway transforms what would have been a rather plain tunnel into a warm and homey hallway. The basketball porch runs the length of the half court and in-laws suite and features 6" tongue and groove wood ceiling boards in a rich Bordeaux stain. It overlooks the homeowners existing pool and new landscaping.

Duff Builders used 3D imaging technology to create immersive 360° walk-throughs of the jobsite during the construction process. This was a valuable tool for the project manager to make notes during walk-throughs with the homeowner which later could be reviewed in team meetings. It was also a beneficial reference for the homeowner and the Duff team to be able to critique the plans as construction progressed and make changes to the design based on real-life visualizations.

As you'll see in the following pages, that imaging technology and real-life visualizations as well as a collaborative team effort resulted in a beautifully-designed and crafted end product that more than exceeded what the homeowners ever envisioned. Kudos to Duff Builders and their team of passionate and skilled professionals!

Featured Builder

Duff Builders, Inc.

(see ad p. 27)

PROJECT TRADE PARTNERS

Abacus Sports Installations Ltd. (see ad p. 32)

Ann B Cabinetry (see ad p. 30)

Beiler Bros. Construction LLC (see ad p. 30)

DWD Landscaping & Services (see ad p. 28)

Frank's Marble & Granite LLC (see ad p. 34)

Freedom Flooring LLC (see ad p. 36)

Good's Masonry (see ad p. 28)

GR Mitchell (see ad on inside back cover)

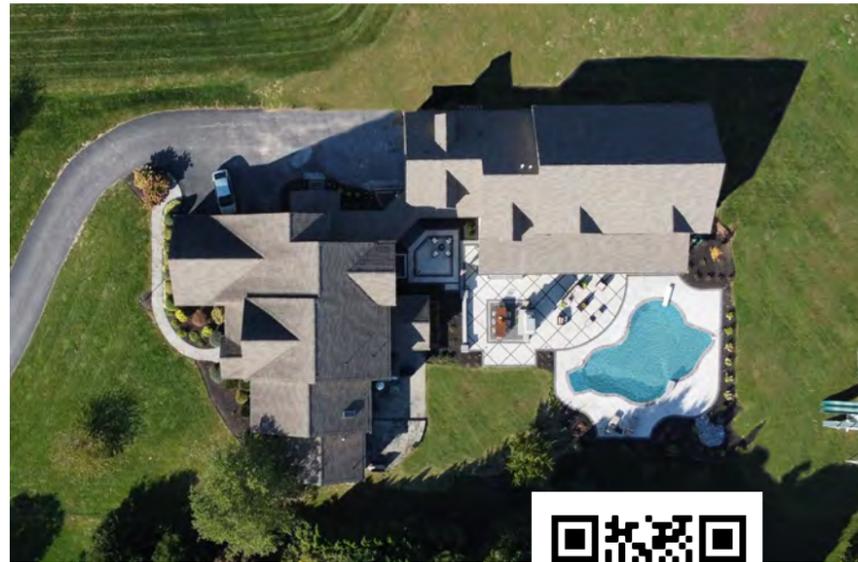
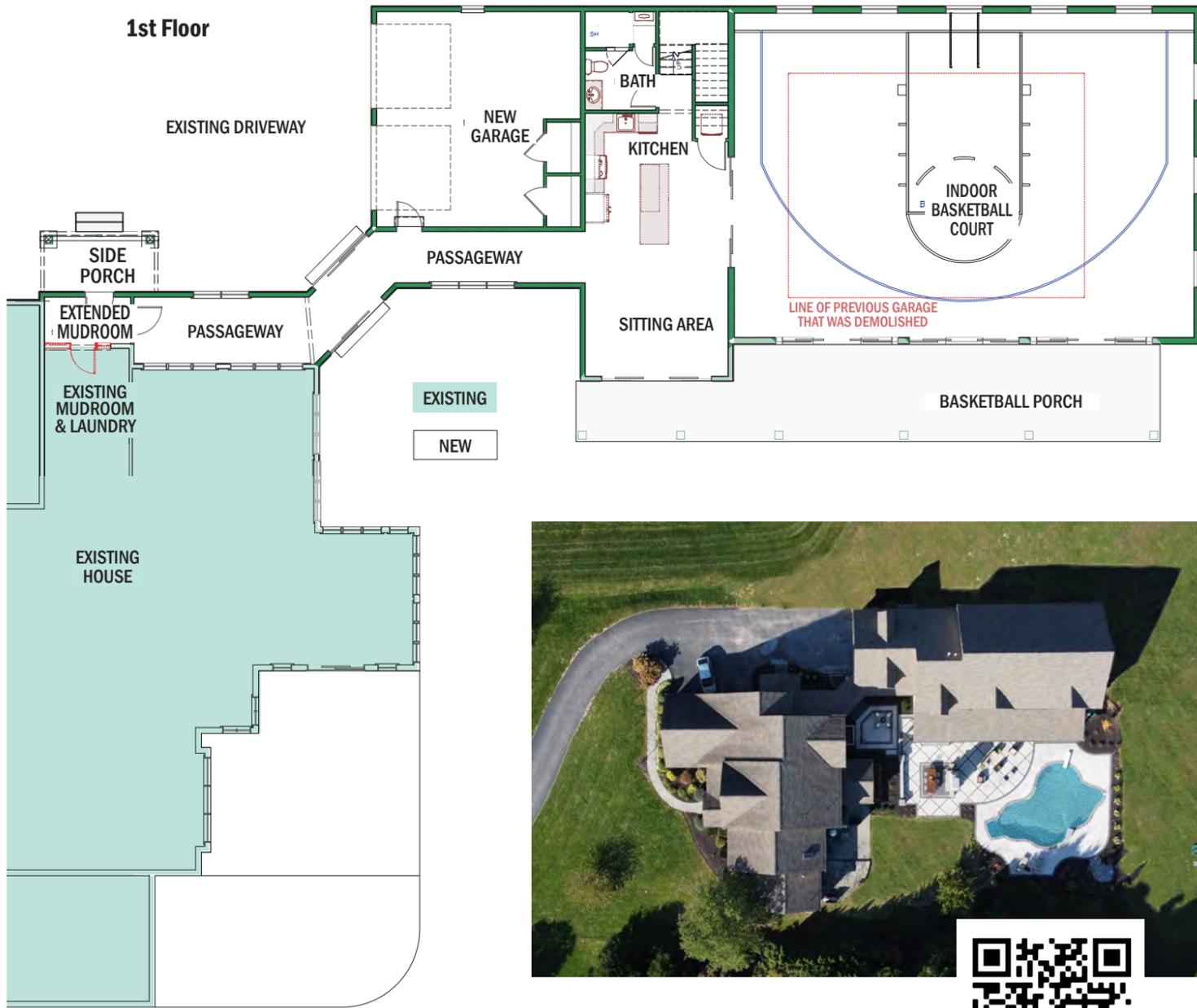
Groff's Home Comfort Team (see ad p. 36)

J.G. Baker, Inc. (see ad p. 28)

KM Shower Doors (see ad p. 38)

Martin Appliance (see ad p. 34)





Scan here for a property tour.

“In trying to decide to build or buy an existing home, we met with a number of builder/contractors over the years. Duff Builders was one of them. It took two years or so of meetings, bouncing ideas off each other, making plans, as well as making changes to those plans before we finally gave the ‘go-ahead’ to start the project. Throughout it all, Joe Duff was incredibly patient with us.

Homeowners, Nicole & Scott

Block Foundation: GOOD'S MASONRY
Excavation: J.G. BAKER INC.



Comparing the BEFORE photo (right) with this one to the left, shows the dramatic enhancement to the entryway. And while it may appear to be the same garage in both photos, the original one was demolished to make room for the new addition. The footprint and exact location of the original garage can be seen in the red outline in the above plans.



DUFF

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the way dreams are built

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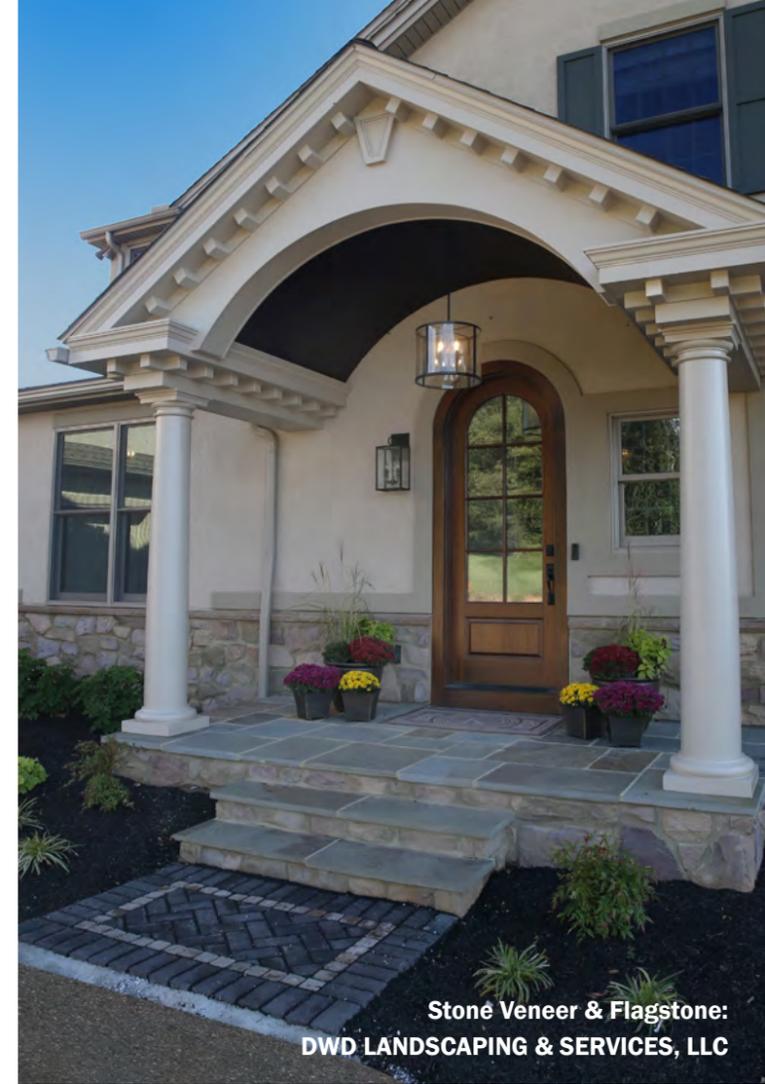
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We didn't need to hire an architect or designer as the Duff team took our vision along with photos we had collected to draw up plans which included 3D tours. These sessions proved very helpful in fine tuning ideas and despite the number of modifications, the Duff team was always receptive to making changes. Communication was always and continues to be excellent.

Homeowners, Nicole & Scott



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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.



Kitchen Designer & Cabinetry: ANN B CABINETRY
Framing: BEILER BROS. CONSTRUCTION LLC
Building Materials: GR MITCHELL



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We were excited to do an indoor basketball court. It's like nothing we had ever done before, and we love working on projects out of the normal cookie cutter mold. We had previously done work for these homeowners for an unrelated repair job and had developed a great working relationship with them. It was an honor to have the opportunity to work with Nicole and Scott to make their dreams of an indoor basketball court a reality.

Builder, Joe Duff III,
Duff Builders, Inc.



Gym Floor:
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Kitchen Appliances (GE Cafe') from Martin Appliance

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Kitchen & Laundry Appliances: MARTIN APPLIANCE
Countertops: FRANK'S MARBLE & GRANITE LLC



FRANK'S MARBLE & GRANITE LLC

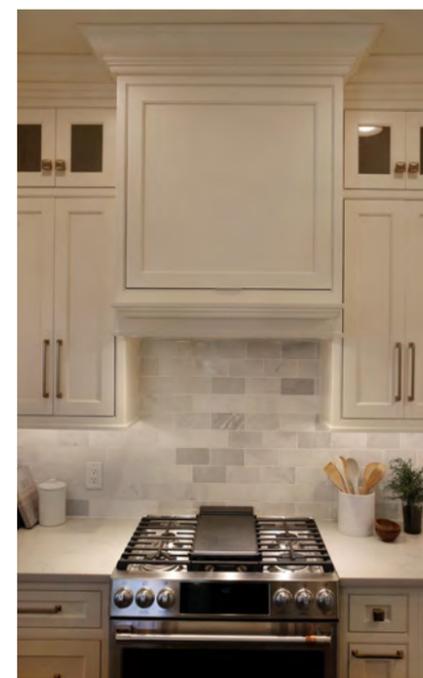
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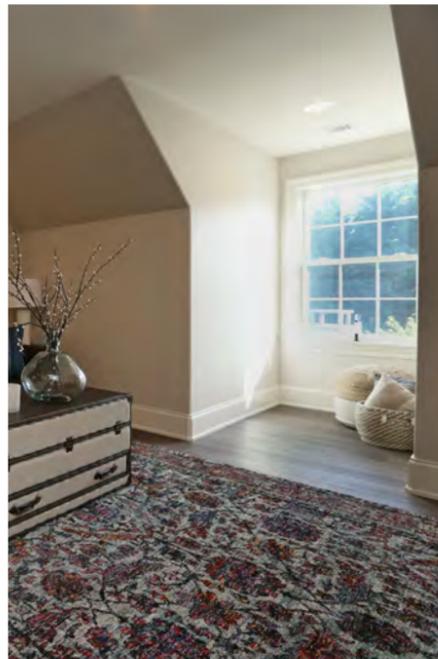
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As with any sizable project there are always follow-up items that need to be corrected – dings here and there, a squeaky door, and such nuisances. Without exception the Duff team readily addressed each issue brought to their attention and didn't make us feel uncomfortable in doing so.

Homeowners, Nicole & Scott



Freedom FLOORING

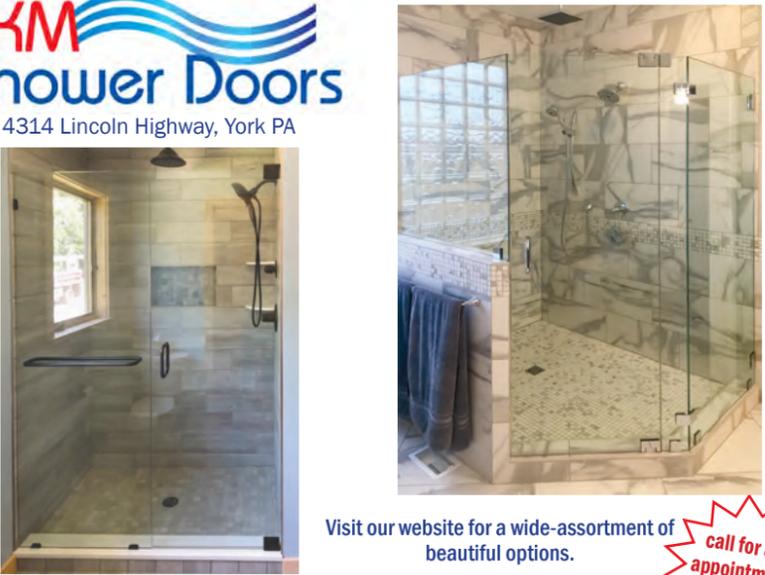
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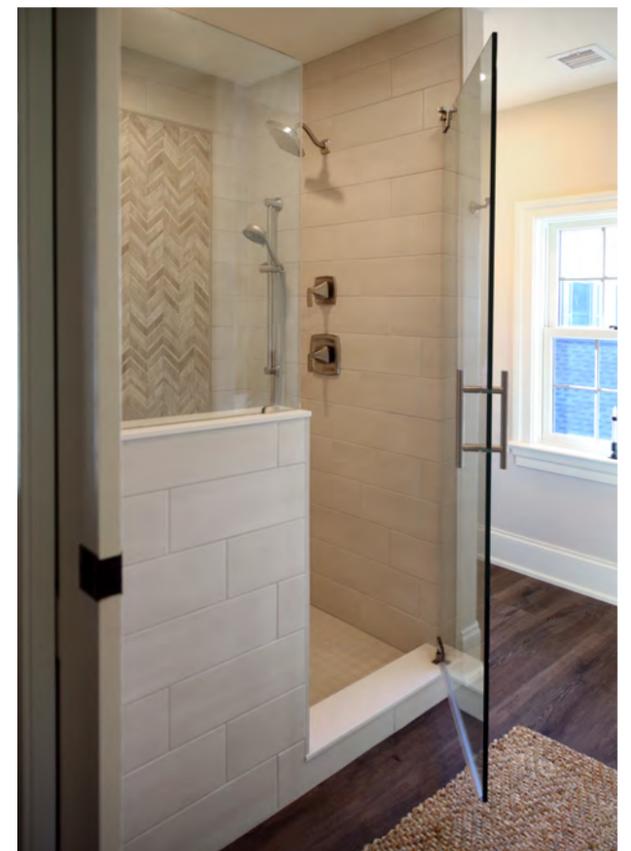
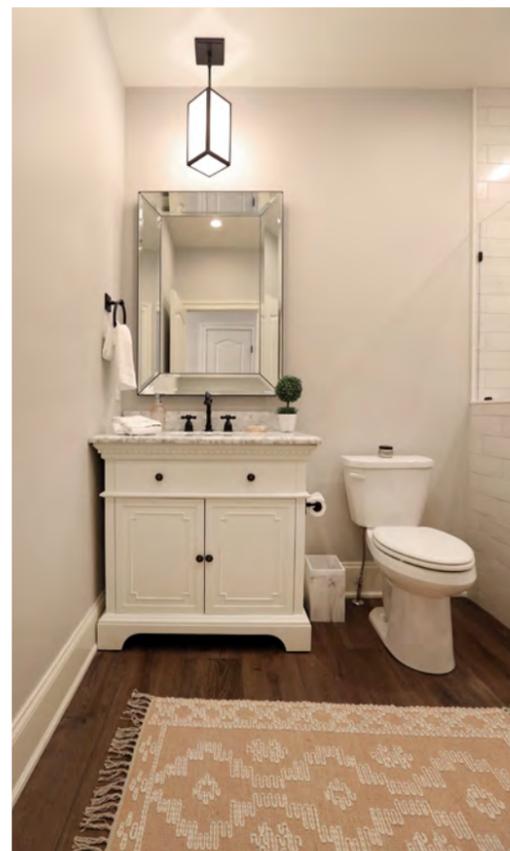
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We couldn't be more pleased with how everything turned out and how easy it was working with Duff Builders. And although our expectations were high – they truly exceeded them.

Homeowners,
Nicole & Scott





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.



Friends who have seen our project have been very, very impressed. And although we have enthusiastically recommended Duff Builders to those thinking of taking on a project themselves, we hope the timing of their plans doesn't interfere with any of ours as we'll definitely be looking for the Duff team for future home improvements.

Homeowners, Nicole & Scott

