

project description



flexibility

a key ingredient to a successful project



There is such a thing as flexibility in custom home building, and then there is the Metzler Home Builders way. Homeowners, Ed and Heidi, were quickly impressed with the accommodating nature of the Metzler team during their home's renovations in recent years. In fact, their 2006 additions and renovations were so successful that Ed and Heidi did not hesitate to contact Metzler again for another series of renovations in 2009.

It was Metzler Home Builders' local reputation that inspired Ed and Heidi to inquire about working with them. Ed recalls, "We just thought that they would be very accessible. That was our perception then, and that perception became a reality." Metzler's involvement with the Parade of Homes by the Building Industry Association of Lancaster County was also instrumental in helping the local builder stand out in the homeowners' minds. Ed says, "It was a clear choice that Metzler was the one we wanted to work with, and then it just worked out once we had some communication."

"we were not required to make all the decisions up front. We made a lot of decisions, of certain materials for example, as we moved forward."

The couple knew shortly after building their home in the mid 90's that they would one day be looking to enhance their home with higher quality materials and to make general improvements. "For instance," says Ed, "we had vinyl siding on three sides of the house and knew we wanted to upgrade the materials." Additionally, their desire for more space led them on the path to home renovation in 2006.

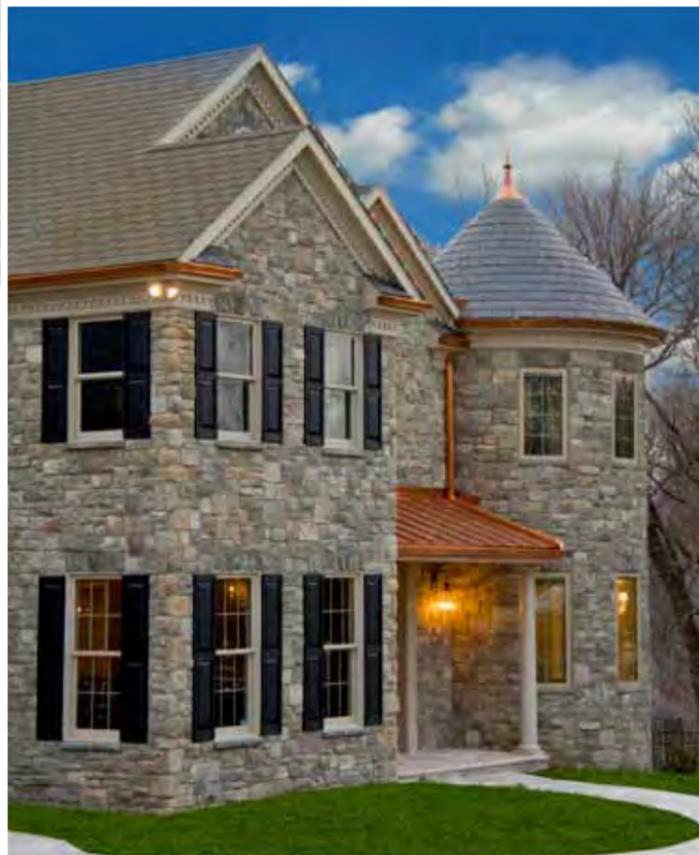
This earlier project consisted primarily of expanding the rear of their home. The expanded family room, with the skylights in the vaulted ceiling and patio doors leading to the deck, is a perfect place to entertain guests. A spacious sunroom off the kitchen offers amazing views of the natural surroundings and features a gorgeous natural stone fireplace that fills the space with warmth and character. Going up the new staircase from the sunroom brings you to the renovated portion of the second floor where the homeowners added two bedrooms. Each bedroom was designed with its own private balcony and a Jack and Jill bathroom connecting the two rooms. Down the hall, the master bedroom's walk-in closet also received a refreshing facelift.

The entire exterior of the home was updated with stucco and stone in lieu of the vinyl siding, giving the home an abundance of curb appeal.

The homeowners also replaced the asphalt shingles with simulated slate roofing and installed a new deck and railing. Two additional garage bays were added to the existing three providing the homeowners with more valuable space. Heidi explains how their experience with the 2006 renovations led to their subsequent choice to work with Metzler Home Builders again in 2009. "The second time around, we chose

Type:	Additions with major renovations (2 phases)	Contractor:	Metzler Home Builders, Inc. (see ad on p. 43)
Scope:	<p><i>Phase 1</i> - enlarge living room; add sunroom with natural stone fireplace; add another stairwell to the second floor; renovate master walk-in closet; add 2-car garage onto existing (5-car garage total); add two bedrooms with Jack & Jill bathroom and exterior balconies over the garage; remove vinyl siding and install stone or stucco on entire house; install new deck and railing; replace asphalt roofing with Tamko Lamarite simulated slate.</p> <p><i>Phase 2</i> - enlarge dining room; enlarge and complete renovation of master bedroom; add formal powder room; enlarge bedroom to become study; renovate kitchen including new cabinetry, countertop, & appliances; add covered front porch; install new sidewalks and landscaping.</p>	Trade Partners:	<p>A&H Excavating (see ad p. 53) B&E Roofing LLC (see ad p. 50-51) B.R. Kreider & Son, Inc. (see ad p. 53) Conestoga Country Kitchens (see ad p. 44) Cornerstone Drywall Co. (see ad p. 48) Elite Vinyl Railings LLC(see ad p. 54) G.R. Mitchell, Inc. (see ad p. 52) Grauer's Paint & Decorating (see ad p. 59) HAJOCA Corporation (see ad p. 47) King Painting & Wallpapering, Inc. (see ad p. 48) Leibley Plumbing, Inc. (see ad p. 49) LHB Appliances (see ad p. 44) Ralph L. Wilhelm Jr., Inc. Seamless Spouting (see ad p. 54) Yale Lighting Concepts & Design (see ad p. 45)</p>





Metzler because they had been so meticulous about clean up and efficiency." The builder's ability to complete the project within the homeowners' time frame was really a key point in Ed and Heidi's satisfaction.

It was the potential acquisition of a very large dining room set belonging in Ed's family that had the homeowners moving forward in the second phase of additions and renovations in 2009. "It was presented to me and my three siblings that the first one of us who had the room for it

would receive it." Ed explains, "It's not just a table that has additional leaves...it starts big!" The sheer size of the dining room set was the impetus for the new series of renovations which focused mostly on the front portion of the house.

The existing dining room was enlarged by adding onto the front of the home. With custom wainscoting and substantial crown molding, the dining room is the perfect home for Ed and Heidi's new furniture. Although their dining room needs were met

with this new plan, the renovation designs didn't stop there. Ed explains, "Since we blew out the dining room area, we needed to have some balance in the design."

It was striving for this balance that led the homeowners and Metzler to design the turret on the opposite corner of the house. While the turret's characteristics seem flawless, it was the use of CAD software, 3D software and plenty of communication that led to such a superior result. Ed recalls, "They asked me every step



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of the way, 'Is this what you envisioned, is this what you were hoping it would be?' And on that scenario and many others, it absolutely exceeded what we all thought it might be." The stunning outcome of this prominent feature, and the homeowners' satisfaction, can be attributed to Metzler's teamwork approach. The lower level of the turret houses a formal powder room featuring a unique radius wall. The upper level is an expanded part of an existing bedroom which now serves as the homeowners' study with a distinctive cathedral ceiling.

The kitchen was completely renovated to seamlessly blend with the previously remodeled rooms that surround it. All new cabinetry, countertops and appliances were installed in the existing space. Around the corner, in the previously added sunroom, an innovative coffee station was designed with matching cabinetry. Upstairs, the enlarged master bedroom provides a relaxing retreat at the end of the day.



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The new porch successfully ties together the turret and dining room addition and provides an impressive impact with a copper roof, trim work and gutters. Thoughtful landscaping surrounds the home's now updated façade.

Metzler Home Builders not only has experience in adapting to the homeowners' needs and wishes but also excels at it. "One of the things that we liked most about working with Metzler," Ed says, "was that we were not required to make all the decisions up front. We made a lot of decisions, of certain materials for example, as we moved forward." This allowed the homeowners to make decisions or change some original ideas once the structure was framed up and in place. That visualization was critical to the final outcome of the project. For example, the study in the turret was originally designed with a flat ceiling. Metzler designer, Tim Zehr, recalls, "During the construction process, we had the curved roof system framed, Ed walked in and said 'I like it! Can we do a cathedral ceiling?' So we changed some things around to make it work." The appeal of the turret's cathedral



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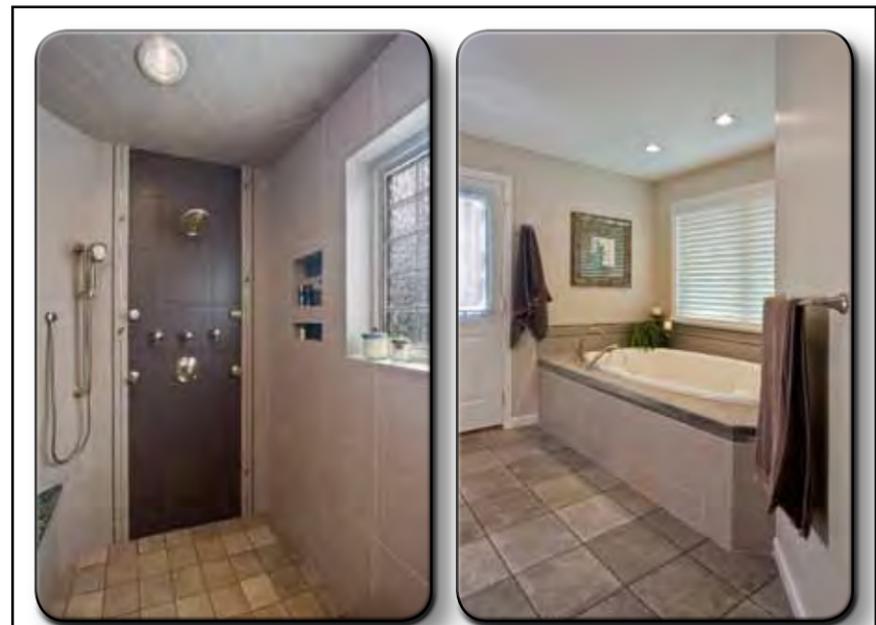
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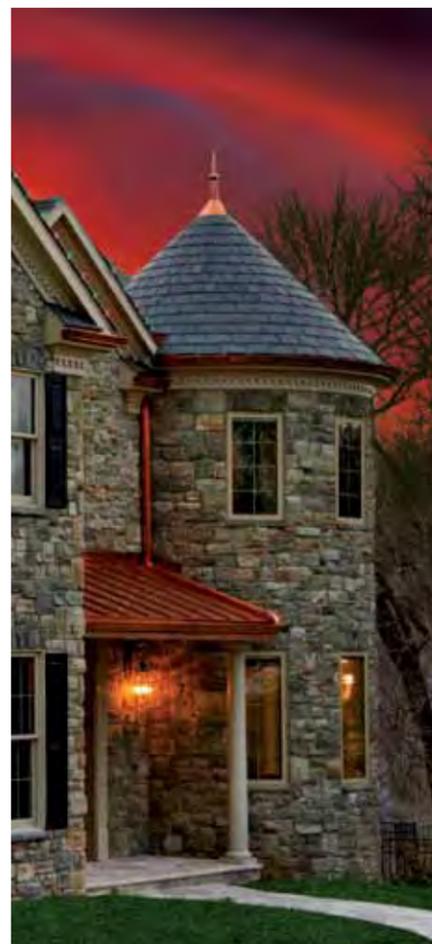
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the timeframe, while I'm the one who is probably the prohibitor of that schedule," laughs Ed. "But I think it is very important to get the right materials." Metzler's philosophy is right on target. Tim explains, "It's about being able to customize the appearance, materials, and finishes to what you want. That's all part of the process...to have flexibility, but also keep it within the timeframe."

Ed and Heidi were impressed with the work ethic and friendliness of all the Metzler employees and subcontractors that were in their home. Living amongst the noise and activity is often a downside of renovating a home, but Ed and Heidi have embraced the upside. "It was an extremely friendly group," Ed says. "You know, I enjoyed socializing with them, that's for sure!" Heidi adds, "They all work well together and they're friendly with each other, which is amazing."

While some aspects of the construction are subcontracted out, Metzler Home Builders does have a crew to do a variety of things, such as framing, interior trim work, and some of the exte-



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rior trim work. Tim explains further, "Depending on the size of the project, we'll do more things. When working with time frames and materials on a project of this magnitude, more items will be sub-contracted." For this reason, having strong relationships with trade partners is an important factor in the success of a project.

Metzler project manager, Ken Craul, agrees with the homeowners about the level of respect the workers have for one another while



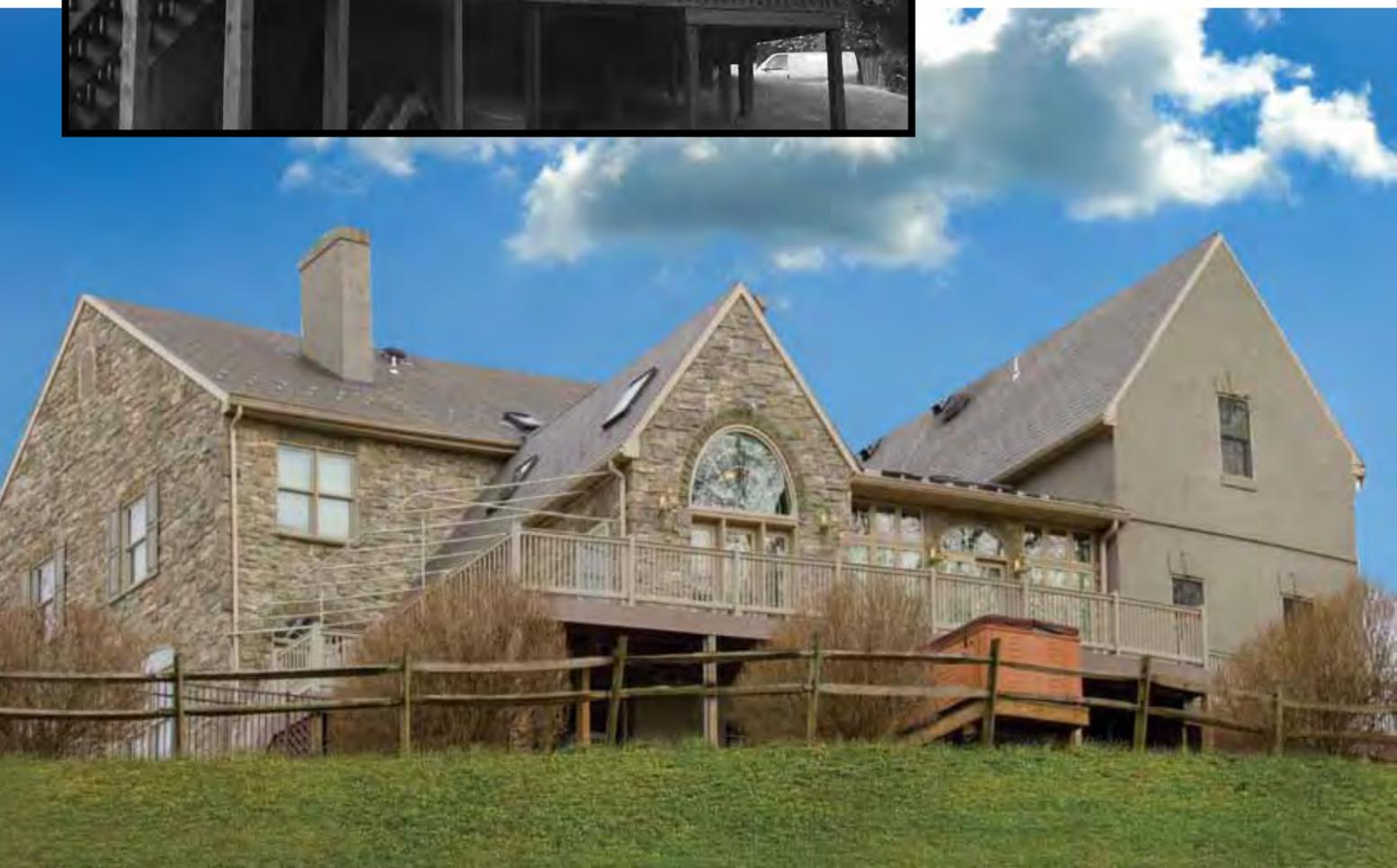
working in a customer's home, but also provides insight on the working relationship between Metzler and its subcontractors. "For the most part, our subcontractors have been with us eight to ten years on average, some exceeding that. This makes it nice because they are accustomed to our expectations in regards to what product we want to deliver.

We know what we are going to receive from them, and they know what we expect."

The willingness to work "outside the box" is something that Ed and Heidi really appreciated from the tradespeople working in their home. Heidi explains, "If there was something that maybe we didn't talk about, but wanted

to move, they were very friendly about it and very accommodating. They have the same philosophy that Metzler does." The homeowners and builders all felt that everyone went above and beyond during this project. The efforts extended by the trade partners was impressive. Jim Sauer of B&E Roofing, for example, not only installed the copper roofing, gutters and trim work, he continually checks on it to make sure everything is operational with the drainage and installation.

There have been multiple phases over the course of several years, but Ed and Heidi have held fast to their belief that Metzler Home Builders was the right choice for them. Providing a truly custom experience was important to the homeowners. Not only did the Metzler team deliver—they far exceeded all expectations.





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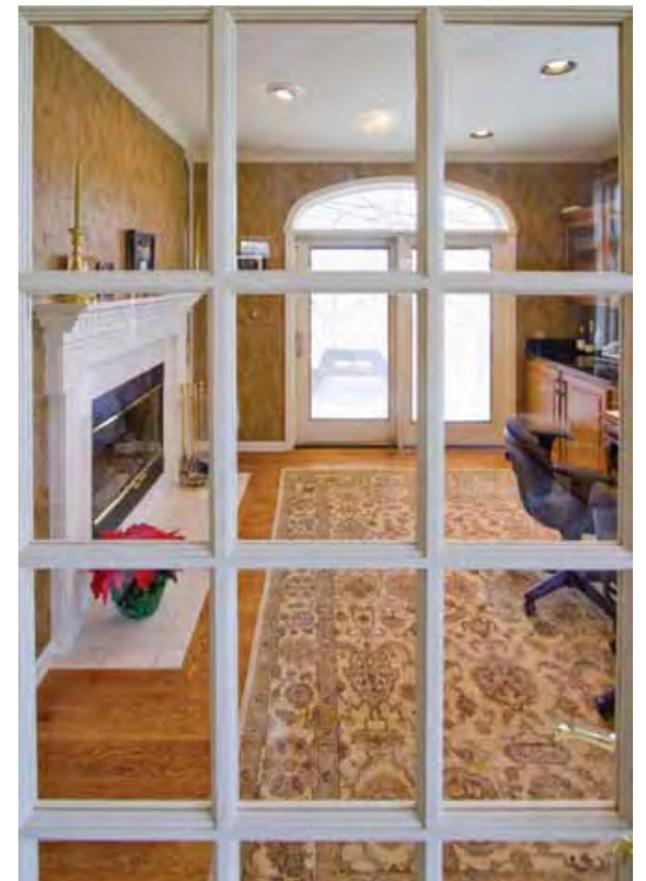


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