

All Phase Remodeling, Inc.
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SUMMER

the Addition

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2011

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ALL PHASE Remodeling, Inc.

Design/Build
In Business since 1985

"Where quality and customer service come first."

(517) 482-6433
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Payback TIME

Most people view their home as a major investment that will (hopefully) bring a nice return upon resale. A different way to look at your home, however, is to focus more on what dividends it can offer you while you are living in it.

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The family room furniture is made from reclaimed materials and various post-consumer regenerated fibers.

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Prepare for **TOMORROW**

Today many of us are empty nesters while at the same time taking care of our parents. Universal Design is something we all need to keep in mind. This integrates our surroundings for safety, comfort, accessibility, maneuverability and clean-ability for anyone and everyone.

Look around your home. Laundry room need relocating? Bathroom installed on first floor? Doorways need widening? Tilt-in replacement windows for easy cleaning? The list goes on.

Prepare your home today for tomorrow's "unforeseen circumstances." The experts at All Phase Remodeling are NAHB Certified Aging-in-Place Specialists (CAPS). Call us today at **(517) 482-6433** for a free in-home analysis. ■

Payback TIME

(continued from page 1)

The 2011 VISION house was designed to reward its homeowners through its energy efficiency and water saving attributes, excellent indoor air quality, durability, safety and even the edible landscaping. It is the latest in a series of demonstration homes built across the country by Green Builder Media to demonstrate sustainable building practices. The common sense ideas use proven and off-the-shelf materials and products that can easily be applied to your remodeling or new home project.

The location of the house itself, in the well-established College Park neighborhood of Orlando, is one key to the home's sustainability. The area offers walkability, plus close proximity to public transportation and other community services. Remodeling projects in the same way may be considered green partly because of their location in older neighborhoods.

Green Features that Pay Back

Exterior:

1. Insulating Concrete Form (ICF) construction yields energy savings through a high R-factor.
2. Pre-painted fiber-cement siding provides durability and low maintenance.
3. Metal roof with an acrylic-coated finish. The color has one of the highest IR (initial reflectivity) color ratings. The overhanging roof design offers sun protection.
4. Spray foam insulation in the attic tightly seals the house, saving on heating and cooling costs.
5. Energy-efficient windows that block 95% of UV rays.
6. Solar-powered, high-efficiency closed loop water heating system.
7. The front porch serves as an outdoor living area that encourages interaction with neighbors, thereby increasing safety.



Interior:

1. Dimmable LED lights were used throughout the home. Unlike CFLs, they contain no mercury and they last up to 15 years.
2. The house is protected by a fire safety sprinkler system.
3. Flooring throughout made from reclaimed hardwood bonded to a no-added-urea formaldehyde substrate.
4. ENERGY STAR qualified appliances and WaterSense labeled plumbing fixtures conserve valuable resources.
5. No-VOC paint contributes to a healthy indoor environment.
6. ENERGYSTAR qualified exhaust fans maintain good air quality in the house.
7. Strategic door and window placement to maximize ventilation and daylighting.

A flexible floor plan, such the one designed for the 2011 VISION home, will continue to serve a family's ever-changing needs—another attribute of sustainability. For example, if the homeowner prefers to connect the dining area to the outdoor kitchen, the position of the dining room and family room could be reversed without tearing down any walls.



The laundry/hobby room conserves energy with ENERGY STAR qualified appliances and natural daylighting.

Photos: Courtesy of Andy Frame Photography (www.andyframe.com)

◀ ON-TREND WITH KITCHENS ▶



Photo: Courtesy of Merillat (www.merillat.com)

Latest reports on housing trends indicate the size of new homes is shrinking, with formal living rooms and dining rooms being discarded in favor of multipurpose areas. Factors behind this trend include homeowners' desire to keep energy costs down, as well as to be conscientious in their spending habits. Meanwhile, the importance of the kitchen is growing as homes become very kitchen-centric.

The following are some emerging design concepts for creating a kitchen that superbly fills the role of main living space. If you are making plans to remodel your home, you may want to keep these trends in mind.

Function and Flexibility

- **Utilize Universal Design principles:** Easy-to-use hardware; right-height appliances; accessible storage.

New Product Introductions

Faux Impressions specialty finishes from Sherwin-Williams, recently introduced at the 2011 International Builders Show, are right on target with the current trend for textured wall finishes. The collection is grouped into four categories—Metallic Impressions, Quartz Stone Impressions, Artisan Impressions and Old World Impressions. Through a variety of

application techniques, 12 distinctive looks may be achieved.

The effect shown here, Textured Metallic, offers the shimmer of metallic with additional dimension resulting from hand glazing. This technique will add glamour, grace and elegance to your living space. ■

- **Maximize storage:** Adaptable; installed at the point of use if possible.
- **Practical islands:** Single-level islands are most flexible; include small second sink; incorporate seating to save space and encourage socializing.
- **Movable furnishings designed for multiple uses:** Allow for a variety of groups and activities.
- **Layer lighting for multipurpose use:** Ambient, task and accent; switched separately.

Personality and Style

- **Clean lines:** Appropriate also with traditional styling; brush stroke finishes replace glazes.
- **Cabinetry:** Contrasting finishes such as light/dark or warm wood tones/grays; a grayed-look is big.
- **Sinks:** Large single-bowl designed as prep zone; motion sensor faucets with warm artisan matte finish or chrome.
- **Surfaces:** Lots of texture; large bold patterns on walls, tile and fabric; textured wallpaper is coming back; scraped/reclaimed wood flooring.
- **Focal point:** Big bank of windows; dynamic range hood; decorative light fixtures over island; indoor kitchen garden.

Spend and Save

- **Green:** WaterSense and ENERGY STAR; products using recycled content; proper ventilation for indoor air quality; reduce sound pollution; recycling center.
- **Multi-tasking appliances:** Microwave/convection oven; sink for prep/beverage center.
- **One visible splurge adds excitement:** Use higher-priced finishes for your kitchen's focal point, lower-priced finishes elsewhere; color creates interest inexpensively. ■

ADD SOME DRAMA



Photo: Courtesy of Sherwin-Williams (www.sherwin-williams.com)



Photos: Courtesy of Great Grabz, LLC (www.GreatGrabz.com)

Before remodeling, the bathroom included towel bars (not grab bars that are designed to hold weight); a high shower threshold; a flimsy plastic chair to provide seating; a cabinet under the sink; and a bathtub that was difficult to access.

DESIGNED FOR A LIFETIME

The Boomer generation (people born from 1946-1964) has made a big impact on our society during every stage of life. Now that they are reaching 65, this group of people is behaving quite differently from their parents. They are not moving quietly into assisted-living facilities. In fact, 83% plan to keep working beyond what was once considered retirement age, and 56% of that 83% hope to do so in a new profession. As a group, they stay very active, do not consider themselves "mature," and bristle when referred to as "senior citizens."

As their children grow up and leave the nest, most people in this age group look forward to continuing to live in the same familiar neighborhoods where they have developed close friendships over the years. Now, finally, they can afford to remodel their homes and add some of the luxuries they only dreamed of earlier. Space can be "borrowed" from a seldom-used extra bedroom to build a gorgeous master bedroom suite. The wall can be removed between the kitchen and family room to create a spacious great room. The excitement builds!

As people plan their remodeling projects, one thing they rarely prepare for is the possibility of an unexpected health problem that may result in physical limitations, such as a hip replacement or a stroke. If such a thing should happen in the future and for a period of time you (or a friend or family member) are confined to a wheelchair, will the design of your home allow you to be independent, moving about easily and safely?

It is not pleasant to think about potential health problems, but planning ahead to make your home barrier-free reaps many benefits as the years go by. Universal Design guidelines can be used to create an attractive living space that functions well for people of all ages and physical abilities, even the little grandchildren who may come to visit. The guidelines recommend simple modifications to the standard building practices, such as lowering the placement of light switches and installing comfort height toilets. Universal Design can be seamlessly incorporated into an elegant design that fits your lifestyle, bringing you pleasure and comfort now and into the future. ■



This extraordinary bathroom, remodeled according to Universal Design guidelines, includes: attractive grab bars from Great Grabz inside and outside the shower; spacious zero-threshold shower; integrated shower seat; multiple-height vanity; and open-knee space under the sink. (The bathtub was removed.)