

The benefits of building green

As part of our commitment to Greener building practices, beginning in this issue we will be highlighting various **Benefits to the Homeowner** of building green such as:

- Healthier living
- Financial savings
- More comfort
- Less maintenance and higher durability
- Knowing you're being good to the environment

In this issue: **Healthier living**

With most of us spending more than 90% of our time indoors, Green Building is the healthy, common sense choice for a better life. According to EPA reports, the air in new homes can be up to **ten times** more polluted than outside air due to volatile organic compounds (VOCs) and other chemicals used in product manufacturing. However, homes that follow green building guidelines use healthier paints and building materials, and adhere to stricter gas emission and ventilation requirements improving the quality of a home's indoor environment.



Melton Mailbox

Letters from satisfied customers

"Our 4th remodel project - once again - You started on time - Finished early - and the price was exactly what was quoted. I couldn't ask for more. You guys are the best!"
-Doug Swartz - Tans to Go-

"I could not be more pleased with Melton Construction. I love my addition. It is perfect and everything I had hoped it would be. I do not believe the finished product could be more perfect. Marc has assiduously seen to every detail. Rio was great. Remo's tile guys were superb. Everyone was polite and respectful of my home, which was huge to me." Thank you,
-Nancy Callis-

"I would not consider hiring anybody else for my next project."
- Marc Taylor -

It's nice to share

Please recycle this newsletter - by giving it to a friend or relative!

(but don't forget to jot down the phone number first)

Thought of the day

Success is to be measured not so much by the position that one has reached in life as by the obstacles which he has overcome.

Booker T. Washington

You'll miss 100 per cent of the shots you never take.

Wayne Gretzky



Ty Melton
President

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Homeowners benefit from design/build relationship

Great design, superior craftsmanship and exemplary customer service help growing family have best of all worlds.

When Carey and John Kerschner decided to remodel their home three years ago, they thought it would be a relatively straight forward process. Carey remembers, "We wanted to pop the top of the house, and put up a second floor, with two or three bedrooms and two baths." They soon found out, however, that city restrictions prevented a simple solution for their home, which sits on a corner lot. "We loved the location, but we learned that we couldn't just expand in any direction because of the building codes."

Instead of trying to 'fight city hall', they called on designer Marion Mackay and Melton Construction president, Ty Melton. "Marion said we could reconfigure the main floor to make it more useful and efficient. She sat down with us, asked us how we lived our lives, and created a design that perfectly fits the way we live. Ty and his team were very conscientious throughout the building process... that makes a difference when you've got people coming in and out of your house every day. The remodel went very well. There have been very few times that we've needed to call about something, and when we did, they came right out. On top of it all, they made a fair budget, then they stuck to it. It's not easy to find companies like that."

Architect Marion Mackay remembers the earlier remodel. "The first project was to make the Kerschner's house work for them. In the existing house everything was very dark. There were a lot of things about the way the house had evolved that didn't work. So we opened it up and improved the traffic flow."

The Kerschners didn't want to invest in the basement at the time of the first remodel. When Carey gave birth to twin girls last year, everything changed. They needed more room, but they definitely did not want to move because they loved the way the house worked for them, and they loved the neighborhood. They went back to their allies, Ty and Marion and asked what they could do with their small



The Kerschner's original house (right) is virtually unrecognizable after the first remodel (above). The set back second floor is a 'most elegant' solution to the problem many homeowners face with city building restrictions.

basement. Marion remembers the old basement. "It was a small rubble basement. It had low ceilings and a narrow stairwell." Because there were no outside walls, there was no natural light, and no exit.

Carey recalls, "At one point in the meeting, Ty said, 'We've got an idea that could take this to another level.'" He suggested lifting the house on stilts, and excavating the full basement area under the house. The Kerschners were thrilled with Ty's idea. "Ty really knows his stuff," affirms Carey. "I really feel comfortable when he explains things. He's genuine, honest, and means to do well by everyone." Marion then designed a basement layout that gave them double

CONTINUED INSIDE



A Fascinating Process

The house was raised on 'crib piles' (bottom) to allow a bobcat to excavate the ground below so that a foundation and a full height (8 foot) basement could be built.

To get as much light as possible throughout the basement, large window wells were dug on the outside walls. As the property is sloped, a sliding door (not visible) could be installed in the playroom (left). Interior walls and doors were fitted with obscure glass to let light from the outside walls travel 'through' the inside walls and into the adjacent rooms. The playroom now benefits from natural light coming from three directions.

Placing the windows high up on the walls ensures maximum wall space for cabinetry and furniture, and privacy in the bathroom (below) is maintained.

DESIGN/BUILD RELATIONSHIP

CONTINUED FROM OUTSIDE...

the space of the former basement, and allowed for a higher ceiling, natural light, and a walk-out from the new playroom.

The project involved raising the house on 'crib piles' while earth was excavated from below and the foundation poured. The Kerschners moved out of the house for this period, as the power and water were disconnected. In her design of the basement, Marion used the principle of 'borrowing light' to bring light from the outside windows to the inner rooms. "We got as much glass on the exterior walls as we could while keeping it within our budget. Then in the basement rooms we used obscure glass in the doors to let light through while maintaining privacy. We then added high windows with the same glass on the interior walls to bring in even more light." Lastly, the playroom enjoys a sliding door for easy access to the back yard. The natural light that streams in from this entrance makes the downstairs playroom a happy, comfortable room that is guaranteed to get lots of use as the twins grow.

The Kerschners love their new basement, with its two bedrooms, full bathroom, play room, and especially the two large storerooms. "Many people come knocking at the door because they saw the house on stilts," admits Carey. "I tell them what a great job Melton Construction did. Sometimes companies underbid a job in order to get it, and you end up paying more. Melton tells you up front how much it will cost, and that is exactly what you're going to pay."

And as for the designer that helped the Kerschners get the most out of their house, while staying clear of the city building restrictions? Marion has now joined the Melton Construction team. Together, they bring great design, superior craftsmanship and exemplary customer service to every design/build project. If you've been dreaming about remodeling your home, call Melton Construction; they'll turn your dreams into reality.



Changes designed to save time and money



Time and money. It seems as though we never have enough of either. Melton Construction has been making some changes that will help their clients save both!

Omega Cabinetry

In the last few months, Melton has become a direct buyer of Omega and Dynasty cabinetry. In fact, they are the first contractor in the country to carry these lines in-house. These are beautiful, high quality custom and semi-custom cabinets that come in an amazing variety of wood species and door styles. "We have been using the Omega line of cabinets for some time now," claims Ty Melton, president. "They're made of 3/4 inch plywood (1/2 inch for Dynasty) and the drawers are full extension, dovetailed hardwood. About seventy percent of our clients choose either Omega or Dynasty for their cabinetry, either for their kitchen, bathroom, family room or home office."

"Being a direct buyer really is a win-win situation," Ty affirms. "Our clients win because by eliminating the middleman, we can supply these high-quality cabinets at a much better price than before. We win because we have the pricing and specifications right here in the office, and can design the cabinets ourselves directly into the kitchen, bathroom, study, or wherever they are needed. This helps us speed up the design process, and improve the quality at the same time."

As a direct buyer, Melton Construction has installed an Omega and Dynasty showroom right in the office. Along with the cabinets are some 60 granite and marble samples, as well as concrete, for a complete selection of countertops. For the outside of the house, clients can see samples of siding and decking from many manufacturers that include cedar and redwood, stone veneers, exotic hardwoods and synthetic material. Ty says that by end of summer, they will have hardwood flooring samples in the office as well.

Design Software

One of the advantages of Melton Construction's Design/Build process is the ability of their sophisticated design software to show clients exactly how their home will look at the end of the remodel. "With our new software," explains Ty, "we can show clients a three-dimensional view of their home that gives them a very good idea of how it will look before we lift a hammer. We can even choose woods, and paint colors."

"We've organized all our suppliers on computers, so that clients can select appliances or sinks, and we can input the dimensions directly in our design programs and show the client immediately. Our office is becoming more of a resource center, which saves our clients time and helps speed up our design process, which saves everyone money."

Melton Construction knows that remodeling your home is an important decision, and can require a sizeable investment. Their design/build process, along with their investment in software and expanded showroom and resource center is proof of their commitment to help clients take each step with confidence. It's part of the difference that clients experience when they choose Melton for their remodel. You can find out more about their design/build process at www.meltonconstruction.com, or by calling them... today!



Omega Cabinetry (top and above) offers custom and semi-custom cabinetry for the whole house. Clients can view samples (right) in the Melton Construction showroom. New design software (below) helps clients visualize their investment during the design process.

