

# *Home Undergoes Green Transformation*



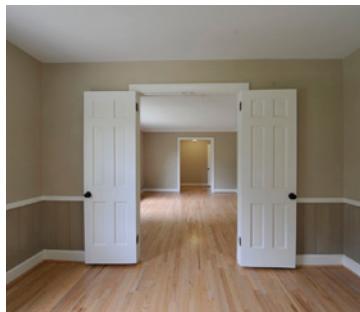
This home was built in 1963. Though the home held many memories for its owners, it was going to be a hard sell. With original electrical, plumbing fixtures and cabinets, as well as a dark and outdated look, it was clear that updates were necessary. Enter Paradise Found Construction, a builder of high-performance, Green Certified and conventionally built new homes and remodels based in Cary, N.C.

Nestled on a quiet cul-de-sac on Picardy Place in Raleigh, this 1960s ranch home underwent a complete transformation to become a modern beauty. Renovations and energy-efficient

upgrades earned the home a Green Certification in the Home Innovation NGBS Green Certification Program, giving it a whole new life.

"Our dedication to craftsmanship and customer satisfaction is equaled only by our passion for the environment," says Jeff Wiblitzhouser, president of Paradise Found Construction. "That's why we offer clients green remodeling and construction options."

Rather than demolish this functional home and create a brand-new one with a large carbon footprint, Wiblitzhouser



believed renovations would be a better approach. “Renovating these older homes to reflect current design trends and amenities that today’s buyers want, and at the same time increasing their energy and water efficiency and indoor air quality to reduce the overall cost of ownership, makes these homes attractive to buyers,” says Wiblitzhouser. “It provides an opportunity to bring younger families into these older neighborhoods, giving them new life, and at the same time raising community property values.”

There wasn’t much to salvage in the ranch home, which meant Paradise Found Construction faced a complete overhaul that included gutting and redesigning both bathrooms and the kitchen. Wiblitzhouser also wanted to focus on modernizing the look of the home by creating a bright, open layout. Increasing the home’s energy and water-usage efficiency during the renovations was also important.

The original home was missing insulation throughout, which needed to be remedied immediately to increase efficiency. Additional green features included reclaiming and refinishing the original hardwood floors, installing next-generation porcelain tile and avoiding the use of VOCs in the paints, carpets, and in the clear coat finish on the floors. The builder was also able to preserve all original doors, windows, and wainscoting/trim.

To bring in more light, Wiblitzhouser removed the dark wood paneling and eliminated the aluminum window awnings. He also created a bright and open floor plan by installing a French door in the kitchen and enlarging the opening between the family room and the hall.

Updated design features included granite countertops in the kitchen and bathrooms that set the tone for the whole house. Natural travertine tile accents were added in the kitchen, and the fireplace was brightened with a multi-step faux paint.

These energy-efficient and design renovations were successful in taking the unwanted ranch home and helping it blossom into a modern gem. As a result, the home was sold to a young family within three days of completion.

### **THE BENEFITS, VALUE, AND IMPORTANCE OF GREEN CERTIFIED REMODELING AND BUILDING**

- As the scarcity and price of our natural resources continue to rise, it is increasingly critical to our National Security and our ability to determine our destiny to move toward independence from foreign sources of energy.
- Revitalizing existing communities provides an opportunity to bring younger families into these older neighborhoods, giving them new life, and at the same time raising property values.
- Increasing energy and water efficiency to reduce the overall cost of ownership make these homes attractive to home buyers.

- Boosting the indoor air quality creates a healthier home environment. Indoor Air Quality (IAQ) can be affected by gases (including carbon monoxide, radon, volatile organic compounds), particulates, microbial contaminants (mold, bacteria) for example.
- Reducing maintenance costs through the use of more durable building materials and superior building science practices serves to reduce the total Cost of Home Ownership.
- Energy costs have increased an average of 16.33 percent per year over the last decade, compared to an average inflation rate of 2.49 percent.
- Energy cost savings contribute to paying back any initial investment costs in resource efficiency upgrades. Savings going forward provide a positive cash flow.
- When you buy a Green Certified Home that has been certified using the The National Green Building Standard (NGBS), you can be assured that your home has been verified to conform to a defined set of Green Building Standards.
- Green Certified Homes continue to demonstrate increased buyer interest, command higher new construction and resale values and spend fewer days on the market compared to conventionally built structures.

### **2013 GREEN CERTIFIED HOME TOUR OPEN HOUSE**

Paradise Found Construction’s work on this home was awarded the Raleigh-Wake County HBA’s 2012 Star Award for the Best Green Certified Remodel. It also won the NAHB 2013 Nation Project of the Year, Green Certified Remodel. Wiblitzhouser was honored at an NAHB Green Awards Ceremony at the International Builder Show (IBS) on January 23, 2013, in Las Vegas, Nevada.

The National and Local Award-Winning Green Certified Home will be open to the public to view and experience during the Green Home Builders of the Triangle’s Green Home Tour on the weekend of April 21-22. The address of the home is 5010 Picardy Place, Raleigh NC 27612.

### **NEW BEDROOM ADDITION ADDS FUNCTIONALITY TO AN EXTRAORDINARY “GREEN” HOME**

The young family of four purchased the home because it was close to other family members and because Paradise Found Construction in Cary, NC, had recently remodeled it to National Green Certified Standards so they could expect much lower utility bills.

After living in the home for several months, the homeowners realized that there were several opportunities that could help the home accommodate their lifestyle.



PHOTOGRAPH COURTESY OF: PARADISE FOUND CONSTRUCTION

The master bedroom closet needed to be larger. One homeowner works from home, and was “making do” with an office set up in the front living room area. “All of the noise was not conducive to concentration!” The home also only had two existing bathrooms; one inside the master suite, and the second in the hallway. “When we had guests over, sometimes they had to go through our master bedroom to use the bathroom, which a lot of people find uncomfortable.”

They loved the remodeling work that Paradise Found Construction had done prior to them moving in, and because they had such a great relationship with Wiblitzhouser, they called him to talk about the project.

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While discussing adding the new master suite, Wiblitzhouser came up with the idea of “bisecting” the current master with a hallway, which meant that the old master bath would become a second hallway bathroom. “We worked out a way to make the bath serve double-duty, by adding a second doorway to the hall, enabling the bathroom to act as the master bath, or a shared bath when needed. This also saved us a lot of money, because we didn’t have to build a whole new master bath with the addition; essentially we just added a big closet and a bedroom.”

They were pleased with how quickly the project came together. “We started talking about the design options in August, kicked off construction at the beginning of October and had everything wrapped up in time for Christmas”.

“We are thrilled with the results,” the homeowners said. “The new master hanging off of the back of the home is quiet, and of course we built the closet up to modern standards. Wiblitzhouser was great at listening to our ideas and concerns and coming up with options that both my wife and I felt good about; that is not always an easy thing! He also kept us up to date on work schedules and the progress.”

“Working with Jeff was a much better experience than our previous kitchen remodel. The tight coordination of subcontractors helped make what could have been a 20-week project (and a 20-week inconvenience) much more tolerable. We felt strongly that Wiblitzhouser cares deeply about his work, which feels good as a homeowner.” The project also came in exactly on budget, which they appreciated. They would definitely recommend Paradise Found Construction.

### Sources for this Article:

#### Paradise Found Construction

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