

# DESIGN & REMODELING *trends*



## Breaking Down BRHI's Advantage Remodeling System Step-by-Step

Remodeling your home can seem overwhelming with so many choices to make. So unlike other remodelers, we've taken the time to map out our process step-by-step to share exactly what you will experience when working with us.



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Years ago, Tim Lawrence, President of BRHI, created the Advantage Remodeling System. We'd like to thank the McCanns for allowing us to portray this process using their recent remodeling project. From start to finish, the remodeling process for this project took 14 months.

### Design:

- First Contact: The McCanns called BRHI about their project.
- Initial Consultation: Tim met at the home to take pictures and notes.
- Design Concepts: BRHI met with the McCanns to discuss plans for the space and sign the design contract.

### Production Prep:

- Approve Plans & Specifications: The McCanns approved the construction contract and plans created by BRHI.
- Pre-Construction Planning: BRHI worked with the McCanns to select all of their products and finishes.
- Compliance & Staging: BRHI obtained all necessary permits and prepared the home for construction.

### Production:

- Pre-Construction Conference: Tim, the lead carpenter and the McCanns discussed the project timeline and all the nitty-gritty construction details.
- Start Construction: BRHI began construction on the project.
- Progress Reviews: The McCanns, Tim and their lead carpenter held site meetings every two weeks to make sure everyone was on the same page.

### Completion:

- Closing the Job: The lead carpenter worked with the McCanns to create a final punch list of items to be completed.
- Final Walk Through: Tim met with the McCanns to walk through the completed project and handed over their homeowners manual and warranties.
- Staying in Touch: BRHI sent a job audit to the McCanns two weeks after the project was complete to get their feedback. They also called 6 months later to make sure the McCanns were still enjoying their new space.



# 101 Ice Dams: Causes & Prevention

With scorching summer days and 90 degree temperatures, it might be hard to envision snow on the ground, but taking preventative action now will save you time, money and headache from ice dam damage this winter.

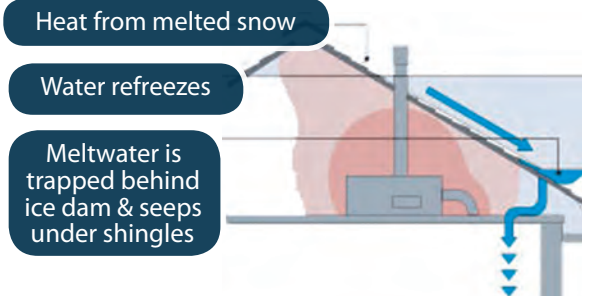
### What is an Ice Dam?

An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow from draining off. The water backs up behind the dam and can leak into a home causing damage to walls, ceilings, insulation and other areas.

### What Causes Them?

Ice dams are formed by the combination of heat loss from a house, snow cover and cold outside temperatures.

- The surface on the higher portions of the roof must be above 32°F while lower surfaces are below 32°F.
- The snow that is above 32°F will melt. As water flows down the roof it reaches the portion of the roof that is below 32°F and freezes creating a buildup of snow on the gutter.



## THE PROBLEM

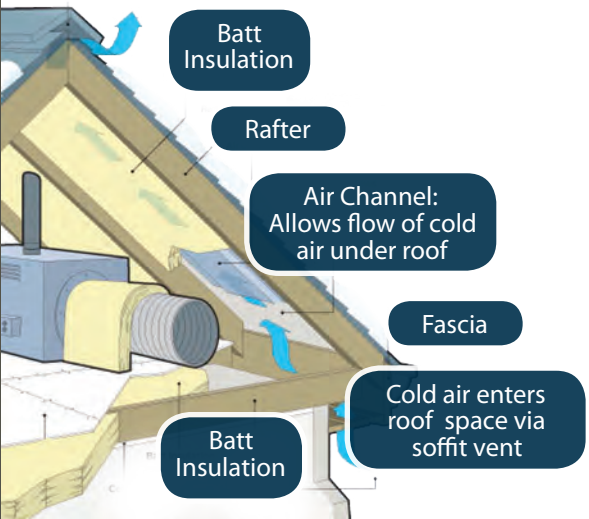
- As the snow continues to melt, the dam begins to grow, however the water above the freezing point backs up behind the ice dam and remains a liquid.
- This water finds cracks and openings in the exterior roof covering and flows into the attic space. From the attic it could flow into exterior walls or through the ceiling insulation and stain the ceiling finish.

### What's the Solution?

#### Immediate Action:

- Remove snow from the roof. A roof rake and push broom can be used to remove snow, but may damage the roofing materials.
- In an emergency situation where water is flowing into the house, make channels through the ice dam to allow the water to drain off the roof.

## THE SOLUTION



#### Long-term Action:

- First, make the ceiling air tight so no warm, moist air can flow from the house into the attic space.
- After sealing air leakage paths between the house and attic space, consider increasing the ceiling/roof insulation to cut down on heat loss by conduction.

## Gutter Protection benefits

### What's the secret?

The LeafFilter system protects new or existing gutters from harmful clogging and corrosion-promoting debris that often leads to unsightly cosmetic and/or expensive structural damage to your home. This can include:

- Leaves
- Pine & Fir Needles
- Seed Pods
- Twigs
- Shingle Grit

When LeafFilter is installed, your gutters become completely enclosed allowing only water to enter and pass through.

### How it works:

- Patented comb-like teeth promote high speed siphoning action of water
- PVC body acts as a second filter
- XELA Filter Shield microscopic holes do not permanently hold or trap organic debris
- Center I-Beam and internal brackets provide unparalleled strength against heavy loads
- The purest water to flow through the gutter system

**For more information on how to prevent ice dams contact us at: [info@blueridgehi.com](mailto:info@blueridgehi.com) or call 540.951.3505**

# employee *spotlight* Jim Reigel



Jim Reigel began working as a carpenter for BRHI in January, 1996. With extensive experience as a custom home builder and self-taught carpenter, Jim has become a lead carpenter and an integral member of the BRHI team.

This West Virginia native attended Marshall University in West Virginia where he studied accounting, marketing and finance. He went on to work as a restaurant manager for nine years. Jim moved to Blacksburg in 1987 and began working as a custom home builder for a local contractor.



He says the keys to success are enjoying what you do and following your dreams.

His favorite thing about working for BRHI is working with his hands to create beautiful spaces that his clients can enjoy. He also enjoys working for BRHI because they are one of the few remodeling companies that stay on the cutting edge of building techniques and technology.

Something that everyone should know about Jim is he is happily married and has two teenage boys. He also enjoys traveling and recently traveled to Alaska, driving 11,000 miles in 17 days. Jim's goals are to continue to work hard so that he can retire and spend more time traveling around the country.

## Upcoming YMCA Classes!

- **How does the new EPA Lead Rule affect me?**  
Tuesday, October 5, 7-9 p.m.
- **How do I make my home friendly as I grow older?**  
Tuesday, October 26, 7-9 p.m.
- **How do I select a remodeler?**  
Tuesday, November 2, 7-9 p.m.

Register at: <http://www.vtymca.org/openu.html>

## Check out our NEW website!

This year BRHI's been working on some exciting changes. We've been busy building a brand NEW website that is both modern and user friendly. We just launched the site in August and are so excited to share it with you. Some of the new features include:

- An updated portfolio that includes kitchens, bathrooms, additions, sunrooms, outdoor living, aging-in-place, specialties and before & after photos
- A calendar of upcoming events
- Questions to ask & helpful resources when looking for a remodeling contractor
- A client portal designed to let customers stay up-to-date on the progress of your remodeling project will be up later this year



While a recession may not be the best time to sell your home, it might be the best time for remodeling. Mortgage rates at record lows and tax credits for energy saving remodels abound. The tricky part is figuring out which projects will give you the greatest return on your investment.

### Top 10 remodeling projects with highest return on investment

#### Upscale

- Fiber cement siding, 86.7%
- Foam-backed vinyl, 80.4%
- Vinyl window replacement, 79.2%
- Wood window replacement, 76.5%

#### Midrange

- Wood deck, 81.8%
- Vinyl siding, 80.7%
- Minor kitchen remodel, 79.5%
- Wood window replacement, 77.7%
- Vinyl window replacement, 77.2%
- Major kitchen remodel, 76.0%

\*Percentages show the amount of money recouped. From Remodeling Magazine, 2009-2010 Report.

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VOLUME 21 NO 3 - Fall 2010

NEWSLETTER OF:



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## PROFESSIONAL CERTIFICATIONS & MEMBERSHIPS



# PROJECT FILES

## Conventional Water Heater ▶



### PROBLEM:

Conventional storage tank water heater wastes energy and takes up too much space



### SOLUTION:

## Install a tankless water heater

- Reduces water heating costs by as much as 50%
- Never runs out of hot water
- Allows you to set the ongoing water temperature
- Handles hard water minerals and sediments much better than conventional tanks, making them far less likely to leak or rupture and able to maintain efficiency
- Can last more than 20 years
- Saves valuable floor space that can be used for storage, especially in condos and apartments
- Comes in a variety of sizes to fit a powder room to a whole house



**Tankless Water Heater**

