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SUMMER

Remodeling Tips

A Community Service of Coastal Builders, Inc.

2010

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Lovable and Livable

Photo: Courtesy of Eskaton (www.eskaton.org)



You love your neighborhood and hope to stay in your home as long as possible. Your friends live nearby, your favorite restaurant is around the corner, and your family doctor is just down the street. You do not want to move away from this welcoming, comfortable environment. Is it possible to transform your home into the gorgeous home of your dreams, while making it functional for all your future needs?

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Celebrating 21 Years

Coastal Builders celebrates 21 years in business in 2010. During that time we have been fortunate to help many people throughout the Baltimore area create new and revitalized living spaces in their homes. Many of our clients have called us for additional projects as they go through life and their needs and desires change: like the Mellottes, who called on us for the third project; or Mrs. Stocker, who recommended us to her daughter to remodel her kitchen. We are thankful to say that many of our clients have become friends who trust Coastal Builders to turn their remodeling ideas into reality. As we begin our 21st year, we want to thank all our past clients and we look forward to serving even more of our neighbors in Baltimore in the coming years.

Rich V. Campbell, President



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Lovable and Livable

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The beautiful kitchen and bathroom featured here are from the Eskaton National Demonstration Home. This home was designed for the purpose of illustrating how to make a home environment attractive and at the same time supportive of smart, healthy, independent living at every stage of life. In January 2010 it was honored by AARP and NAHB (The National Association of Home Builders) with the Livable Communities Award.

In addition to an overall attention to beauty, three other important elements were incorporated into the design of the home: universal design (UD), new technology, and green living.

Following universal design guidelines when you remodel can help make your home flexible enough to provide comfort for you, your family and guests. The wider hallways and doorways, level floor transitions and lower light switches, outlets and thermostats in this demonstration home adapt to all people, regardless of age, lifestyle or mobility—without sacrificing beauty. With thought for the future, key areas in the home were reinforced for the ease of installing railings and grab bars later.

UD Kitchen Features:

- Multi-level island work surface
- 4 ft. circulation around island
- Induction cooktop with auto turn-off
- Open knee-space under cooktop and sink
- Pot-filler faucet
- Counter-height microwave/convection oven
- Dishwasher drawer
- Upper cabinet pull-downs
- Table-height breakfast bar
- Undercabinet lighting



Photos: Courtesy of Eskaton (www.eskaton.org)

Innovative technology can enhance many aspects of your day-to-day living at home, keeping you connected in ways never before possible. This home shows how homeowners can stay connected with family, friends and caregivers through a computer or television set. Daily health reports may be transmitted to caregivers through a wellness monitoring station. Automated reminders help ensure appointments, medication or important events are never missed. A system of sensors will turn off the lights when no one is in the room, or activate lights along a pathway to the bathroom when it's dark.

Remodeling to green building standards can help you save money on your energy costs each month. This GreenBuilt-certified home includes green living elements such as solar energy, a tankless water heater, smart lighting and other energy-saving features.



UD Bath Features:

- Zero-threshold shower
- Integrated shower seat
- Attractive grab bar
- Hand-held shower
- Wide decked bathtub
- Comfort-height toilet
- Two-height countertop
- Lever handles
- Open knee-space under one sink
- "Smart" vanity lighting

Where the Living is Easy

Many people believe the most tantalizing aroma ever to come wafting through the air has got to be the smell of juicy steaks on the grill. Just to get a whiff starts the mouth salivating and the mind filling with visions of fun family meals outside.

If this describes you, then it is definitely time for you to have an outdoor kitchen installed at your house. Think about all the wonderful side items you could easily prepare—grilled vegetables like corn, zucchini, onions and green pepper—if you had a refrigerator and sink, in addition to your grill. If you had a side burner, you could cook up some killer sauces. An icemaker would be nice for beverages. And, of course, the sink would make it simple to clean up afterwards. With an outdoor kitchen you can spend more time socializing with family and friends while preparing the meal, instead of working inside and carrying items back and forth.

One of the first questions to consider is the location of your outdoor kitchen. There are many advantages to attaching it to your home: the walls of your home furnish some shelter from wind and rain; it simplifies utility hook-ups; and it provides easy access to your main kitchen. Be sure you can ventilate the smoke and heat away from your home by installing an exhaust hood.

If you prefer your outdoor kitchen built in a more remote location to take advantage of a lovely view—perhaps poolside or in your garden—you may want to build a shelter over it so you can continue to grill comfortably during inclement weather.

An outdoor kitchen needs to be able to withstand the elements, so it is important that your appliances are manufactured for outdoor use. Stone, brick, concrete or stainless steel make excellent cabinet materials. An attractive option is Atlantis Cabinetry's weatherproof solid polymer cabinetry with moisture-resistant wood doors in bamboo, teak or cypress.

Another consideration is the size of your kitchen, and whether or not you plan to make it an integral part of a larger outdoor living space. You might want to include a raised bar and stools for dining at your kitchen countertop. Add some lounge furniture with appropriate lighting and your outdoor living room becomes a relaxing place to spend the evening as well. Portable heaters or a fireplace can make the space comfortable for year-round use. ■



Photo: Courtesy of Atlantis Cabinetry (www.atlanticabinetry.com)



Photo: Courtesy of DANVER (www.danver.com)

New Product Introductions

TANKS Fight Back!

For several years, tankless water heaters have been the primary focus of residential green building. Now the tanks have returned—this time in the form of hybrid heat pump water heaters—and they're grabbing some attention of their own.

A hybrid heat pump water heater utilizes a heat pump to extract heat from the surrounding air and transfer it to the tank. Once the water reaches the temperature of the ambient air, an electric water heater takes over, bringing the water up to 140 degrees F. This process makes your furnace

work harder in cooler months, but in warmer months it will actually help cool your house.

These heat pump water heaters are ENERGY STAR® qualified and, compared to a standard electric water heater, can save an average household around \$300 yearly. (http://www.energystar.gov/index.cfm?c=water_heat.pr_water_heaters)

Not only that—consumers may also qualify for a federal tax credit of 30% on the purchase and installation price of an ENERGY STAR® qualified heat pump water heater. ■



Rheem 50-gallon and new 40-gallon Hybrids

Photo: Courtesy of Rheem (www.rheem.com)



Photo: Courtesy of GE (www.ge.com)

This new GE Hybrid can save \$320 per year

More in Store for YOU

Does your home feel too cramped and cluttered? Do you simply not have the space necessary to store all the items your family uses on a daily basis? Yet, an addition to your home is out of the question right now.

It's not always necessary to "add on" in order to get the storage space you want. It will take some re-thinking of your home—evaluating how the available space is currently utilized and searching for better solutions. By inventively working within the existing footprint, your home can be transformed into the functional living space you need for less than you'll pay for an addition.

Take a look around your kitchen, for example. If there is a soffit above your cabinets or simply an empty area gathering dust, have new cabinets installed extending all the way to the ceiling. You'll update the look of your kitchen while gaining valuable storage space as well.

There never seems to be enough storage space in the bathroom. In a clever solution shown here, two tall cabinetry units designed for storing extra towels and toiletries were installed against an otherwise bare wall. They, in turn, form a cozy window niche for the free-standing bathtub.

Your family room is another place where you always have more things to put away than you have places to put them. Cabinet pull-outs on both sides of this fireplace provide a convenient, yet discrete way to rid the room of clutter.

You may also find extra space for storage in an entrance hallway. These hallways are usually wider than others in your home and may provide space for you to tuck some shallow cabinets or



a shelving unit up against the wall. The hallway shown here has been converted into a sunny library with an ample bench offering a restful place to enjoy a good book.

One final note: when you are dealing with traffic areas, always allow enough space for wheelchair accessibility. ■

