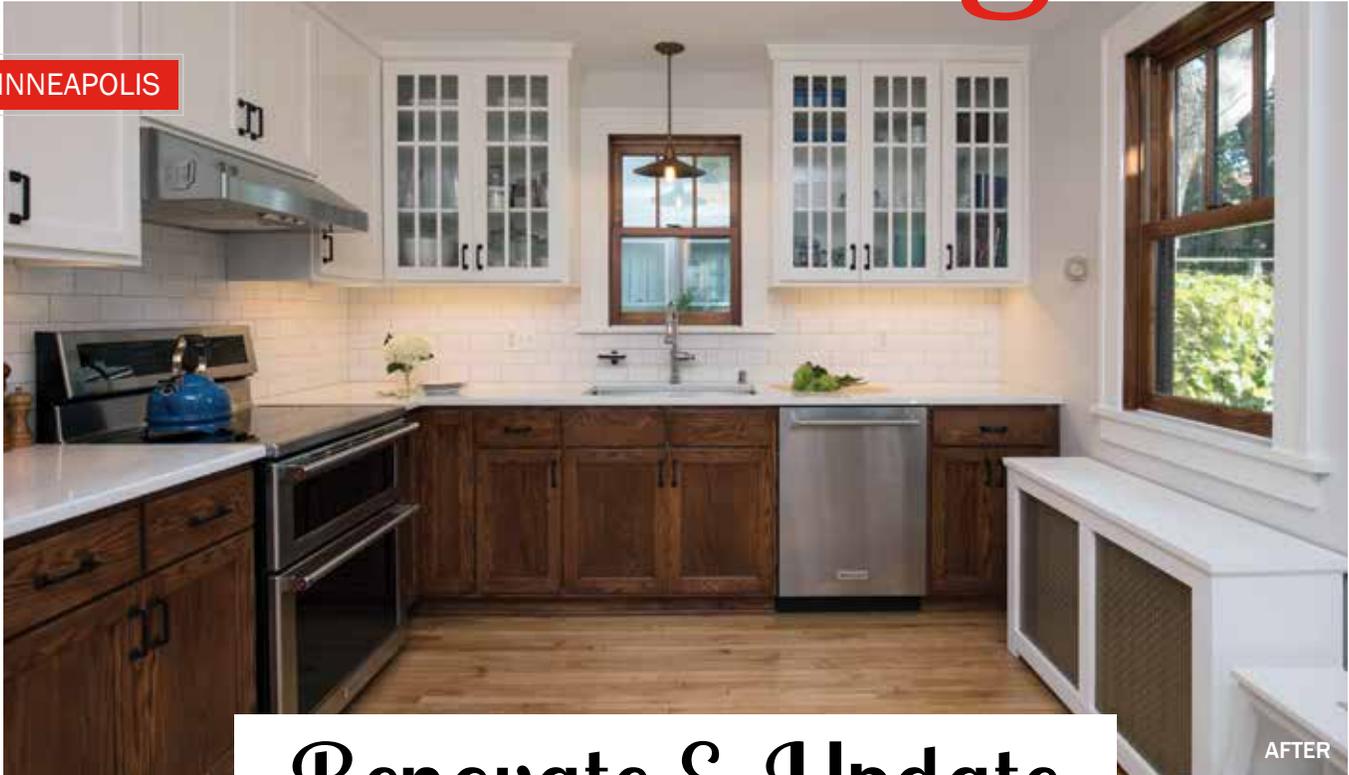


Renderings

Vol. 4, No. 4

FALL 2017

MINNEAPOLIS



AFTER

Renovate & Update

With this whole-house renovation, the owners wanted to retain the character of the 1916 home while adding modern amenities and updated finishes.



BEFORE

While there were many things the homeowners loved about their new house, there were just as many items that needed addressing when they purchased it last year. While they appreciated the 1916 home's Old World charm and character—from the hardwood floors and natural woodwork, to the built-in buffet and wood-burning fireplace—the home was lacking in modern finishes and amenities.

The kitchen was first on their list. After completely gutting it, new cabinets were installed that match the existing buffet in the adjacent dining room. Glass front cabinets, quartz countertops and white subway tile were included to reinvigorate the space while maintaining a classic style. A custom radiator cover that blends seamlessly was the finishing touch.

Continued on next page

"We're loving the house, especially the kitchen! Thank you again for all your great work. We're very happy customers!" – Homeowners

Contact Us Today for a Complimentary Remodeling Consultation!

(952) 888-2225 | www.plekkenpol.com



Plekkenpol
BUILDERS, INC

Remodeling

401 East 78th Street, Bloomington | 952.888.2225 | www.plekkenpol.com

Learn More:



Renovate & Update Cont.



Prior to remodeling, the bathroom featured a combined bathtub and shower

Second Floor Bath

On the second level, the bathroom was completely renovated as well. To reflect the distinctive character seen in the rest of the home, the owners chose a cast iron claw-foot tub with a chrome gooseneck faucet. New woodwork, lighting and ceramic tile flooring with in-floor heat transform the room. After relocating the shower, the window over the tub was enlarged to draw in natural light and increase ventilation.



Chrome and porcelain tub filler faucet with gooseneck spout

Reconfigured Floor Plan

To provide space for the walk-in shower that the homeowners desired, the floor plan on the second level was reconfigured.

Finding space without adding space

Prior to remodeling, the bathroom featured a combined tub and shower. The homeowners wanted to replace the tub and add a separate walk-in shower; however, within the current floor plan, that wasn't possible. To find the space needed, an adjacent hallway closet was eliminated, and that space was reallocated to the bathroom.

Custom finishes

The new walk-in shower features a frameless glass door, quartz corner shelving and bench seating. Classic white subway tile reflects the tile used on the walls as well as the kitchen backsplash, providing cohesiveness throughout the home.

Other updates in the home include new windows, flooring, lighting, electrical, plumbing, paint and a new front door.

Photos by Brandon Rowell





Is your
home

Winterized?

Take steps now to prepare for the season ahead

Exterior

Maintain your gutters

Remove all debris from your gutters and downspouts so water can properly drain. This minimizes standing water and slows the freeze/thaw expansion process that occurs in cold weather. Consider installing "gutter guards," which will prevent debris from entering the gutter and direct the flow of water away from the house.

Trim trees and remove dead branches

Inclement weather can cause weak trees or branches to break and damage your home, car, utility lines or someone walking on your property. Keep an eye out for hazards and call a professional tree service if necessary.

Maintain your steps and handrails

Repair broken stairs and banisters to prevent falls and injury.

Inspect your roof

Be proactive and prevent emergency and expensive repairs. Things to look for include damaged or loose shingles; gaps in the flashing where the roofing and siding meet vents and flues; and damaged mortar around the chimney (especially at the joints, caps and washes). If you see any signs of damage, call a professional to repair the damage.

Inspect your home's exterior walls

Look for possible weather-related damage, like cracks and loose or crumbling mortar. Wood trim and siding can suffer from deteriorating paint or become loose. Windowsills may be cracked, split or decayed.

Interior

Check your home's insulation

Your attic should be five to 10 degrees warmer than the outside air, otherwise too much heat escapes and causes frozen water to melt and refreeze which can result in ice dams and in a damaged roof.

Maintain your pipes

Wrap your pipes with heating tape every winter and insulate unfinished rooms such as garages, if they contain exposed pipes. Check pipes for cracks and leaks and have any damage repaired immediately to prevent costlier repairs later. Keep your house warm—at least 65 degrees.

Check your heating systems

Be sure to maintain your furnace, fireplace, boiler, water heater, space heater and wood-burning stove and have your heating system serviced every year.

Seal the gaps

Check weather stripping and caulking around windows and doors and replace or repair as needed. Repair broken glass and loose or missing putty. When needed, use a modern glazing compound instead of putty for a waterproof seal.

By setting aside a few weekend days now to prepare for the cold weather ahead, you'll save yourself a lot of hassle later!

Do-it-Yourself Fall Chore Checklist

- Change the batteries in smoke and carbon monoxide detectors; time it with Daylight Saving Time and change them twice a year.
- Change your furnace filter for proper air flow.
- Switch to a programmable thermostat to save money and energy this winter.
- Review your emergency escape plan with your family in the event of a fire.
- Pull forward your clothes dryer and check the duct/vent for lint; clean out as necessary.
- Shut off the exterior water; drain garden hoses and winterize your sprinkler system by the end of October.
- Check fireplace and chimney; service or clean if needed.
- Locate your home's water main in case the plumbing freezes and water needs to be shut off.
- Drain gas from the lawn mower and store summer tools.
- Clean and vacuum dust from vents, baseboard heaters and cold-air returns. Dust build-up in ducts is a major cause of indoor pollutants and can increase incidences of cold-weather illnesses.
- Check all your faucets for leaks and repair any you find. Replace washers if necessary.

Source: www.nahb.org



Remodeling

Plekkenpol

BUILDERS, INC

401 East 78th Street
Bloomington, MN 55420
(952) 888-2225
www.plekkenpol.com

Inside:



- **Renovate & Update**
Modernizing a 1916 home while retaining its character and charm
- **Is Your Home Winterized?**
Take steps now to prepare for the season ahead
- **Caring for Granite Countertops** Ensure your countertops are protected with daily maintenance

- **In the News** Plekkenpol Builders is featured in recent articles spotlighting Twin Cities remodeling



Be the first to hear about promotions and events—Like Us on Facebook!

Licensed & Insured | MN Lic BC001797

In the News *In case you missed it...*



Remodeling is taking off amid a tight housing supply

Star Tribune Business

Homeowners throughout the Twin Cities area are renovating houses at an unprecedented pace! **Craig Plekkenpol** shared his thoughts on why homeowners are choosing to remodel rather than move in a Star Tribune article on September 23.

No Place Like Home! Showcase Guidebook

You love it. So why leave it? For many people, remodeling is a great solution to make their homes more comfortable and livable as they age. Project Manager **Jim Kuzzy** was featured in the Remodelers Showcase guidebook with ideas for homeowners who plan on staying in their homes and communities well into their senior years.



Caring for Granite Countertops

While it is remarkably durable, granite is still susceptible to damage if not properly cared for. Maintain the surface daily to ensure the granite looks beautiful for years to come.

Wipe the top down regularly. Clean your countertop regularly with warm water and a few drops of mild dish soap using a soft cloth. Rinse the surface thoroughly and dry. Don't use harsh cleansers or scrubbers, and steer clear of Windex or vinegar.

Dry any spilled liquids immediately with a dishcloth. Blot spills with a paper towel or soft cloth right away. Do not wipe spilled liquids, like juice or milk, because this can spread them around. Dry so that moisture does not seep into the pores of the stone.

Do not put hot pots or pans on granite. Granite can withstand high temperatures, but extreme or constant temperature changes can harm your stone.

Use coasters. Protect your granite from moisture absorption and stains by using coasters under anything filled with liquid. Be especially careful with dark liquids, like coffee, red wine or juice.

The **Difference** is in the **Details™**

Plekkenpol Remodeling
BUILDERS, INC