

Renderings

Vol. 7, No. 4

FALL 2020

ROSEVILLE

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Years
1970-2020



Kitchen Potential

An avid baker struggled with a lack of open counterspace, insufficient storage, older appliances and a pitched ceiling in her 1940s kitchen. It was time for a fresh start.



Like countless others, the homeowner found herself spending more time at home this past year, doing the things she enjoys such as baking bread.

Unfortunately, all this time in the kitchen exposed its biggest deficiencies, including poor lighting, pitched ceilings and tight doorways. An avid baker, she was encumbered by a lack of open counterspace, inadequate storage and older appliances.

Wallpapered ceilings and dated woodwork called for a fresh start. However, it was important to her that the newly remodeled space fit in with the rest of the 1940s home. She desired a vintage feel, while still including all the modern amenities.



Splashes of red can be found on the back-painted glass backsplash, faucet, light fixture, range knobs and the new front door.

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Kitchen Potential Cont.

Fresh & Modern

Bright white cabinetry and improved lighting make the space feel larger. A custom back-painted glass backsplash is easy to clean and adds an unexpected pop of color. Cabinets were extended to the ceiling, concealing the steep pitch. Plenty of counter and prep space and a new Wolf oven are ideal for baking at home.



Prior to remodeling, the refrigerator was too close to the entry and hindered traffic flow. A mini fridge was taking up space. A chandelier hung in the middle of nowhere.

Custom Organization

Moving the refrigerator further into the kitchen allowed space to add a shallow yet functional drop spot that also serves as cookbook storage (right).

Across from the entry, a new built-in creates a focal point for art while also functioning as a landing space for the adjacent pantry (far right).



The custom back-painted glass backsplash brings a retro feel and an unexpected pop of color.



Convenient drop spot inside the entry for mail, keys, etc.



New grilling tool/utility built-in next to the pantry.



Porch Upgrade

The porch, which serves as the main entry into the home, was updated with new flooring, lighting and paint. The door hinging was modified so both screen and main doors could remain open for easier grocery unloading.

Throughout the remodel, functionality and design appeal were maximized while respecting and the home's original aesthetic. The homeowner is ready to get back in the kitchen and start baking again! *Photos: Brandon Rowell*



Cold Weather DAMAGE

...And how to prevent it



Frozen Pipes

In normal winters, even in Minnesota, most homeowners will not experience this problem. When there are extended periods of subzero weather, and especially during strong wind chills (Polar Vortex, anyone?), the chances of pipes freezing increases dramatically. It is most likely to occur in or near an outside wall or floor.

The problem may have never happened before, and may never happen again, but can happen anywhere, depending on the temperature, wind chill, direction of wind, no sun exposure, and many other elements, such as low temperatures in the house, non-water usage, etc., that when combined with extreme cold can cause pipe freezing.

What can I do?

- Locate the shut off for outside water faucets, and shut it off in the fall.
- Never let your home's temperature fall below 65°.
- Wrap pipes running along the exterior walls in heat tape.
- Let water trickle overnight (as slight as possible) when the conditions are right for freezing. Occasionally, run hot water for 10 minutes or so, thereby heating pipes and surrounding area.

Ice Dams & Roof Leakage

Any roof, even new roofs, can and will leak under the right conditions. Ice damming is the major cause of roof leakage in the winter, which is caused by melting snow. Early heavy snow followed by subzero temperatures are a particularly lethal combination.

The heat escaping from under your roof and the sun shining causes the snow to melt. The melting snow flows under the snow to the edge of the roof where it freezes. Water collects behind the dam and seeps under the shingles, makes its way through cracks, and drips on joists, ceilings, walls and insulation. The weight of the ice can also cause damage to the roof and interior structure.

What can I do?

- Clean the gutters so water can properly drain. This minimizes standing water and slows the freeze/thaw expansion process.
- Go into the attic and make sure the ceiling is air-tight so no warm, moist air can flow from the house into the attic.
- Install sufficient attic and soffit ventilation to achieve a "cold roof."
- After sealing air leakage paths between the home and attic, consider increasing the ceiling/roof insulation.
- Remove snow and/or ice damming promptly.

Condensation

While it may seem natural to blame the windows, you shouldn't. Window condensation is really an indication of excess humidity in your home. The daily activities of a family of four showering, doing laundry, dish washing, mopping floors, breathing and perspiring, can add more than 18 gallons of water per week to the air.

Air can only hold a limited amount of water vapor depending on the air temperature. The extra vapor condenses on colder surfaces such as walls, windows, a cold glass of liquid, etc. It can even force its way through walls and damage exterior surfaces as wet air tries to flow toward drier air in an attempt to equalize itself. Certain surfaces block that attempt and cause the condensation.

What can I do?

- Control the sources of humidity. Vent gas burners, clothes dryers, etc., to the outdoors. Use kitchen and bathroom exhaust fans. Limit use of humidifiers and vaporizers.
- Install storms or double glazing.
- Open windows and doors to allow humid air to escape, and fresh dry air to enter.
- Add louvers and vents to roof and attic areas, exterior surfaces and crawl spaces.
- Open fireplace damper.

Remodeling

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

Plekkenpol Remodeling
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NKBA Award Winner

"Best Use of Local Artisan Materials"

We are thrilled to announce our win at the National Kitchen and Bath Association (NKBA) MN Chapter Virtual Awards Gala on September 22, 2020!



Handcrafted Burled Red Elm countertop

Congratulations to Project Manager **Sarah Maly** for her handcrafted lower level bar in the "Best Use of Local Artisan Materials" category.

The custom bar with its live-edge wood countertop and copper and glass elements was part of a larger lower level remodel in Plymouth. Made of

Burled Red Elm and featuring turquoise epoxy accents that closely resemble water, the top, crafted by a local artisan, was a natural starting point and became the inspiration for the entire bar.

We are honored to have been recognized for this beautiful and unique project!

COVID-19 Preparedness Plan

As the COVID-19 pandemic stretches into fall, Plekkenpol Builders remains committed to providing a safe and healthy workplace for our employees, customers and guests.

Plekkenpol Builders has developed a "COVID-19 Preparedness Plan" to mitigate the potential for transmission of COVID-19 in our workplaces and communities. To view the plan, please visit www.plekkenpol.com/covid-19-update.

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Toys for Tots

We are a 2020 Toy Drop-Off Site!



Toys for Tots Twin Cities is anticipating a greater-than-normal need for toys this holiday season. Plekkenpol Builders will once again serve as an official drop-off site for the 2020 toy drive. We will be collecting new, unwrapped toys at our office from November 18–December 16.

Please consider stopping by our office and donating a toy for a local child in need. Call us in advance if you'd like to do "contactless" drop-off. Thank you!

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