



Cruickshank
REMODELING

For A Home You Are Proud Of

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ATLANTA, GEORGIA 30324



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REMODELING

Founded in 1980

BEWARE THE UNLICENSED CONTRACTOR



Brad Cruickshank, Founder

When I moved to Atlanta in 1977 someone told me that “in good economic times in Georgia, even hairdressers are homebuilders.” And for years being a “licensed contractor” in Georgia meant that you held a business license—any business license. But on July 1 of 2008 new laws began requiring Georgia building contractors to be licensed. I hold the middle “flavor” of license enabling us to work on single family homes and townhouses, as well as high-rises and small commercial projects. Renewals are due in July for all of us who obtained our licenses at the advent of the law. I always have been active in continuing education and now need to formally document it for renewal. Licensing is a good thing in my industry. But as with so many regulations (EPA lead laws are another), the time and cost of compliance are born by those of us who comply, while others operate out of ignorance or defiance. My remodelers’ association legal counsel warns that contracts with unlicensed contractors (for work which requires a license) are unenforceable under the law. So both homeowners and unlicensed contractors need to beware.



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NEWS

Spring
2012

2012 DESIGN TRENDS – WHAT’S IN & WHAT’S OUT

By Brad Cruickshank

Kitchens and baths have always dominated the list of priorities for those thinking of remodeling, but the focus of what people want from their available space has made a definitive shift in recent years from lavish to practical. If you’re thinking of having a spring home makeover, check out what the latest Home Design Trends survey from the American Institute of Architects (conducted in the fourth quarter of 2011) said about what’s in and what’s out.

Out: Home Offices

In: Computer Stations / Charging Areas

The computer is now a family gathering place which shouldn’t be segregated from the rest of the household. A ‘computer station’ allows children’s computer use to be monitored while not being invasive, and also provides a dedicated area for portable electronics to be recharged and stored.

Out: Formal Living and Dining Rooms

In: Integrated Great Rooms

People want an open common area to encourage interaction while preparing meals, entertaining and relaxing.



Out: Breakfast Nook

In: Outdoor Living Space

Dining ‘al fresco’ used to be limited to date night, but more people are extending their home’s everyday usable space by moving beyond the walls. Integrating features like outdoor fireplaces, fountains, and arbors make it more comfortable and useable year-round.



Out: Soaking Tubs

In: Steam Showers

Soaking tubs take up a lot of space and require time to really enjoy their full benefits. Steam showers however, are a lot sleeker and can provide a quick pick me up or be savored in a long, relaxing session.

Out: Second Staircase

In: Room for an Elevator

As the population ages, stairs get harder and harder to climb. For some, an elevator just makes sense.

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To view the entire survey, visit www.aia.org and search for “Home Design Trends”.

TIM'S NEW TRUCK

To honor Tim Joyce, Cruickshank Production Manager, for his 20+ years with the Company, he was given a Ford F150 crew cab pickup.



CREATIVE SPACES

Screen porches have become popular once again. To ward off the evening chill, a red wood stove provides a colorful accent in this Cruickshank Remodeling project.



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THINKING OF NEW WINDOWS? WHAT YOU SHOULD KNOW BEFORE YOU BUY

Single-glazed, double-hung windows are commonplace in Atlanta's single family housing stock. But if you're looking to replace them, you won't find identical newly-manufactured windows due to the introduction of the State Energy Codes in 1992. These codes require double pane windows and set glass performance and air infiltration standards for energy efficiency. So what modern window options provide a traditional appearance?

Grids: For many manufacturers, creating double pane windows with a "divided lite" (lots of little panes in each sash) appearance became a challenge. Some manufacturers merely made wooden grids to attach on the inside of the window sash. Not the most elegant solution and you're lucky if they remained attached.

True Divided Lite: Other manufacturers produced "true divided lite" (TDL) windows. TDL window sashes are made up of multiple small double pane windows separated by structural muntin bars. While authentic to the tradition of window design, this approach has two major drawbacks in my opinion. First, the muntin bars must be wider (typ. 1.25" - 1.5") than the traditional .75" muntin bar to support the thicker, heavier double panes. We've all seen double pane glass on which the seal has failed and the interior of the panes is foggy. The second drawback is that increasing the number of double pane panels of glass in a window dramatically increases the likelihood of seal failure. Few manufacturers produce TDL windows anymore due to the higher cost, higher seal fail rate, and lower demand.

Simulated Divided Lite: I favor the third window technology which is "simulated divided lites". At its best, it uses muntin bars permanently attached to both inner and outer window surfaces. In between the double panes, a spacer bar grid is inserted to create the appearance of individual panes of glass. Where the spacer bar grid is not used, I find looking at the back of the applied grids to be unsightly.



Sash Packs: Replacing windows to gain improved energy performance and get new features, such as easy operation and tilting for easy cleaning from inside, need not be as invasive as ripping out the old window and trim. Sash packs replace the window track system and the window sashes allowing the existing window frame, trim and wall finish to remain undisturbed. Often we can pre-paint the window sashes off-site to further speed up the installation and minimize mess.

EASY CARE DECORATIVE EXTERIOR ADDITIONS

Built elements in your yard help define and extend the living space beyond your home's walls. For example, arbors, pergolas, fences, and gates are common elements of residential landscape and architectural design that we incorporate to make the exterior space more inviting and usable year-round. As with any outdoor structures, maintenance is required, but advances in product materials have made it easier than ever.

Traditionally, garden structures have been made of wood -- cypress, redwood, and cedar offer natural rot resistance when cut from dense, resinous old growth trees. Unfortunately, due to lack of availability and environmental reasons, these woods are far less available today. Pressure treated southern yellow pine is a rot resistant alternative, although it is a far more crude wood containing knots and is prone to twisting.

A modern solution, that we have been using more often, is vinyl. High-end solid vinyl products are a pricey, yet attractive alternative to traditional painted wood. While vinyl production is not considered environmentally friendly, the long life expectancy, easy cleaning, and low maintenance are appealing attributes for many. Easy to install, the only drawback we have found is the higher initial cost.

Need help with your yard project's hardscape, like fences, retaining walls, arbors or a green house? Call us!



OVERWHELMED WITH HOME PROJECTS?

Rather than dole them out to a designer or contractor piece-by-piece over time, create a single big list and then invite us to review and discuss your plans with you. As experts with lots of experience to share, we can help analyze your lifestyle, needs, and time constraints, then develop budgets and timelines that fit your goals. Together, we can create a master plan of phased projects, and you can take comfort in being in control.



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Projects Since October, 2011

Water/storm damage	2
Design/consulting	4
Window & Door Replacement	4
Exterior remodeling/repairs	6
Interior remodeling/repairs	11
Roofing and gutters	4
Bathroom/Accessibility	5
Repairs for sale	2
Hardwood floors	2
Whole house remodel	4
Termite/rot repair	1
Painting	4
Masonry	1
Major landscape/hardscape	1
Electrical	3
Total	54



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