

Builder

TALKING TRASH
WHAT HAPPENS
TO THE TONS OF
CONSTRUCTION WASTE
FROM JOBSITES?
PAGE 58

West Coast Wonders

AWARD-WINNING RESIDENTIAL PROJECTS
HONORED FOR THEIR
INNOVATIVE DESIGN, PLANNING, AND
DEVELOPMENT

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی





Are you ready to build your homes with the connected appliances they expect?

samsung.com/builder

Source: Coldwell Banker, Blue Matter blog, August 10, 2016

Copyright © 2019 Samsung Electronics America, Inc. All rights reserved. Samsung is a registered trademark of Samsung Electronics Co., Ltd.

آموزشگاه انعکاس منبع جدیدترین اطلاعات ، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



44%

of move-in ready buyers demand smart home technology.



SAMSUNG

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



Builder

builderonline.com

serves the information needs of residential construction professionals with breaking industry news, local housing data, provocative Web-first lists, industry blogs, product reviews, house plans, education & training and so much more.

News in your inbox. Every Day! [Click Here](#)

Builder

DESIGN MONEY BUILDING LAND BUILDER 100 PRODUCTS VIDEOS RESOURCES

PPG Industries *Bringing innovation to the surface.*

SOUP TO NUTS [Click here to expand ad](#)

RESOURCE CENTER [VISIT NOW](#)

2015 Builder 100

THE BUILDER 100 IS HERE
This year's BUILDER 100 is made up of a diverse group of companies, from perennial powerhouses to hard-working newcomers. [read more](#)

TRI-POINTE TAKES THE 2015 BUILDER OF THE YEAR AWARD
Tri-Pointe Group says its home building's "next generation" here's what that means. BUILDER editor John Kivela says... [read more](#)

TOP 10 INSIGHTS FROM THE PUBLIC BUILDER REPORT CARD
With another Public Builder Report Card in the rearview mirror, James Renda shares his top insights. [read more](#)

The Pulse

May 12, 2015

01 **ZILLOW** Detroit Housing Experts Discuss City Trends... [read more](#)

02 **BUILDER** Huff Reviews Wieland's Operations [read more](#)

03 **GALLUP** Millennials Trust Security of Privacy [read more](#)

04 **NEW YORK TIMES** Disruptive Sleeper Trend? Airbnb Hits a Million... [read more](#)

Work together. Win together.

Become the ultimate sales and marketing power couple.

Take a Tour [askline](#) [pardot](#)

The Builder Network

JOHN DICKINSON
Recovery, Such That It Is, Continues [05/11/15](#)

JENNIFER GOODMAN
New Line of Homes Targets Pro-ATHletes [05/11/15](#)



Technology built for builders.



Simpson Strong-Tie® Builder Solutions
Software that supercharges your people.

Every builder is unique. That's why every solution we create is unique. Our deep understanding of builder needs allows us to develop software that's custom tailored to streamline everyone's job. No matter where you are in the process — from planning to building to marketing — our software can help your team gain greater operational efficiencies and cost savings. Not only will your company be rewarded, so will your customers.

Visit go.strongtie.com/buildersoftware for more information.

SIMPSON

Strong-Tie

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





NAHB **IBS**™

JANUARY 21-23 | LAS VEGAS

ONLY AT IBS!

The **NAHB International Builders' Show**® (IBS) is the home building industry's premier event. Only at IBS can you connect with thousands of your home building peers, industry experts and manufacturers to exchange ideas, discuss challenges and access real solutions.

Don't miss your chance to get cutting-edge, first-hand information on hot topics, trends and technology, discover new products for your customers and find effective ways to enhance and optimize your business.

Registration opens August 1!

LEARN MORE | buildersshow.com

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

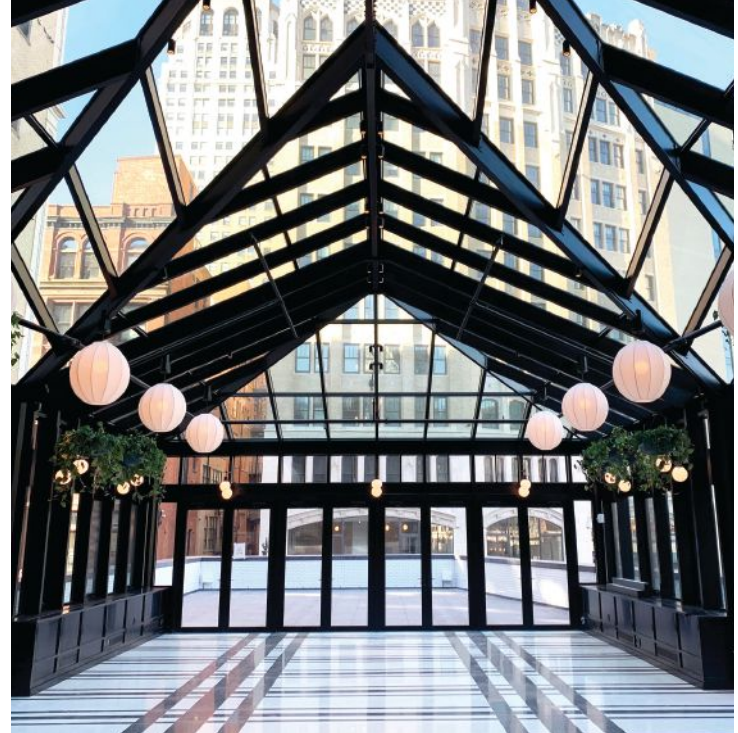
 Enekas.Academy

 [Enekas.Academy](https://www.instagram.com/Enekas.Academy)

AD0620



Aluminum, Wood & Vinyl Options



Our **CUSTOM** solutions
provide **INNOVATIVE** &
transformative **PRODUCTS**



Open up any space to a world of possibilities with our expansive line of custom architectural solutions. As a leader in the industry, let Solar Innovations® be your single source provider for doors, windows, operable walls, skylights, and structures.

SOLAR INNOVATIONS®

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



FREE IN-GARAGE DELIVERY

Now available to **millions*** of
Amazon Prime members



Buy LiftMaster
to give homeowners
in-garage delivery!



LiftMaster

key by amazon

Only Liftmaster professional-installed garage door openers are compatible with Key by Amazon, allowing Prime members to have packages delivered securely right inside the garage.

To see how it works, visit:

LiftMaster.com/KeyForBuilders

Builder
DRAMA LEADER 2016

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



Contents

mymirknig.ru



26

DEPARTMENTS

12 From the Editor

Up Front

15 Pulse

24 Design Trends

26 Products

30 Economics

Gold Nugget Awards

34 Best in Class

NAHB Notes

63 Chairman's Letter

64 Home Innovation Research Labs

66 Dietz's Economy

72 Last Detail



MORE PHOTOS!

Visit builderonline.com for more images from the Gold Nugget award-winning projects

FEATURES

50

Dawn of the Termites

Warmer, wetter conditions in North America are providing an ideal habitat for the wood-destroying pests, making termite prevention for builders more important than ever. By Robyn Griggs Lawrence

58

The War on Waste

For builders who want to reduce and recycle their excess jobsite waste, there are economic and logistic hurdles to overcome. By Joe Bousquin



58

Volume 42, number 7. Builder (ISSN 0744-1193; USPS 370-600) is published 12 times per year: monthly in Jan., Feb., March, April, May, June, July, Aug., Sept., Oct., Nov., and Dec. by Hanley Wood, 1152 15th St. NW, Suite 750, Washington, D.C. 20005, for the National Association of Home Builders and printed in the USA. Copyright 2019 by Hanley Wood. Opinions expressed are those of the authors or persons quoted and not necessarily those of the NAHB. Reproduction in whole or in part prohibited without written authorization. Single-copy price: \$8.00 (except House Plans issues, which are \$12.95). Periodicals postage paid at Washington, D.C., and at additional mailing offices. Postmaster: Send address changes to Builder, P.O. Box 3494, Northbrook, IL 60065-9831. Member: Business Publications Audit, American Business Media.



OSHA Compliant Guardrail and Stair Rail Systems

Safety Boot® Guardrail System

- Simple, Affordable & Reusable
- Residential, Multi-Family & Commercial Applications
- Unique Free Standing Design
- Keep Post Attached For Reuse On Next Level Or Project

Featured on osha.gov website!



StringerShield® Stair Rail System

- Non-Penetrating Design
- Rugged Steel Construction
- Exceeds OSHA Regulations



1.800.804.4741
safetyboot.com

THE MAGAZINE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS

John McManus, EDITORIAL DIRECTOR/
RESIDENTIAL CONSTRUCTION
Jennifer Lash, EDITOR-IN-CHIEF
Tina Tabibi, ART DIRECTOR
Bill Gloede, DIRECTOR OF CONTENT OPERATIONS
Scott Sowers, SENIOR EDITOR
Mary Salmensen, ASSISTANT EDITOR
Symone Garvett, ASSISTANT EDITOR

Margaret Coulter, SENIOR DIRECTOR/PRINT PRODUCTION
Cathy Underwood, PRODUCTION MANAGER
Bernadette Couture, AD PRODUCTION COORDINATOR
Christina Lustan, GROUP DIRECTOR/AUDIENCE
MARKETING & CIRCULATION
Diana Turco, AUDIENCE MARKETING MANAGER

Holly Miller, DIRECTOR/CHANNEL AND
PRODUCT MARKETING

Megan McCloud, SENIOR DIRECTOR/CREATIVE SERVICES
Paul Tourbaf, EXECUTIVE VICE PRESIDENT/
EXECUTIVE PROGRAMS

HANLEY WOOD MEDIA

Andy Reid, CHIEF OPERATING OFFICER
Jennifer Pearce, EXECUTIVE VICE PRESIDENT/
CHIEF CONTENT OFFICER
Sarah Welcome, EXECUTIVE VICE PRESIDENT/
OPERATIONS
Christie Bardo, SENIOR VICE PRESIDENT/
DIGITAL AND RESIDENTIAL CONSTRUCTION
Ned Cramer, VICE PRESIDENT/EDITORIAL
John McManus, VICE PRESIDENT/EDITORIAL
Bridget Forbes, VICE PRESIDENT/
DIGITAL STRATEGY AND OPERATIONS
Mari Skelnik, VICE PRESIDENT/CLIENT OPERATIONS

PUBLISHED BY HANLEY WOOD

Jeff Meyers, CHIEF EXECUTIVE OFFICER
Melissa Billiter, CHIEF FINANCIAL OFFICER
Andrew Reid, CHIEF OPERATING OFFICER
Ron Kraft, VICE PRESIDENT/FINANCE
Tim Sullivan, SENIOR MANAGING PRINCIPAL/
ADVISORY GROUP
Kurt Nelson, GROUP VICE PRESIDENT/TALENT STRATEGY
Amy Dudley, EXECUTIVE VICE PRESIDENT/
NATIONAL SALES
Phil Hernandez, DIRECTOR OF SALES/EMERGING
ACCOUNTS GROUP
Keith Rosenbloom, VICE PRESIDENT/
CORPORATE CONTROLLER

EDITORIAL AND ADVERTISING OFFICES

1152 15th St. NW, Suite 750, Washington, DC 20005
Phone: 202-452-0800; Fax: 202-785-1974

SUBSCRIPTION INQUIRIES AND BACK ISSUE ORDERS

888-269-8410 or email: builder@omeda.com
NAHB members please call 800-368-5242 x8546

CIRCULATION CUSTOMER SERVICE hanleywood.omeda.com/bldr

LIST RENTAL The Information Refinery, Brian Clotworthy,
800-529-9020; brian@inforefinery.com

PRIVACY OF MAILING LIST Sometimes we share our subscriber
mailing list with reputable companies we think you'll
find interesting. However, if you do not wish to be included,
please call us at 888-269-8410.

Canada Post Registration #40612608/G.S.T. number: R-120931738.

CANADIAN RETURN ADDRESS IMEX, P.O. Box 25542, London, ON
N6C 6B2

POSTMASTER Send address changes to Builder, P.O. Box 3494,
Northbrook, IL 60065

BUILDER occasionally will write about companies in which its parent
organization, Hanley Wood, has an investment interest. When it does,
the magazine will fully disclose that relationship.

VIP VERSAPAN™ SLOPED SILL PAN

ARE YOU COVERED?



*COVERAGE AS
EASY AS 1-2-3.

FIT.



SECURE.



COVERED.



IT'S NOT JUST ANOTHER SILL PAN.

IT'S A REPUTATION-SAVING, INFILTRATION SOLUTION.

When your reputation is on the line with every build,
you need coverage from the bottom up. Protect your
homes and your name from infiltration damage with
the VersaPan™ Sloped Sill Pan from Endura Products.



www.enduraproducts.com

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

DURABLE SIDING. NOW IN **SMOOTH.**

Introducing LP® SmartSide® Smooth Trim & Siding.
Engineered wood strand technology for advanced durability.

Learn more at LPSmartSide.com

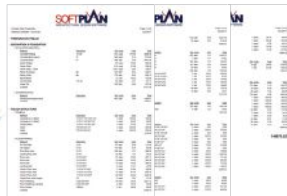
LP SmartSide®
TRIM & SIDING

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 [Enekas.Academy](https://www.instagram.com/Enekas.Academy)





design | 3D | materials lists

"... you guys got this right, the program is awesome...
SoftPlan is the best and I have used them all..."
Andrew Bozeman, Montgomery, AL



SoftPlan version 2020 available now

free trial: www.softplan.com or 1-800-248-0164

Builder | hanleywood

THE MAGAZINE OF THE NATIONAL ASSOCIATION
OF HOME BUILDERS

SUBSCRIPTION INQUIRIES AND BACK ISSUE ORDERS

888-269-8410 or builder@omeda.com
NAHB members please call 800-368-5242 x8546
FOR LIST RENTALS
800-529-9020

TO ORDER REPRINTS

Wright's Media
877-652-5295 or hanleywood@wrightsmedia.com

ADVERTISING SALES OFFICES

Ron Spink, EXECUTIVE VICE PRESIDENT/
BUILD/DESIGN GROUP
PHONE: 202-736-3431
EMAIL: rspink@hanleywood.com

Christie Bardo, SENIOR VICE PRESIDENT/
DIGITAL AND RESIDENTIAL CONSTRUCTION
PHONE: 703-307-3014
EMAIL: cbardo@hanleywood.com

Dan Colunio, VICE PRESIDENT, SALES/
REMODELING, DISTRIBUTION, & DESIGN
PHONE: 617-304-7297
EMAIL: dcolunio@hanleywood.com

Norma Figueroa, ACCOUNT COORDINATOR, TEAM LEAD
PHONE: 773-824-2412 FAX: 773-824-2540
EMAIL: nfigueroa@hanleywood.com

Paul Pettersen, STRATEGIC ACCOUNT DIRECTOR
112 Kingsbury Road, Garden City, NY 11530
PHONE: 516-252-8020 FAX: 202-785-1974
EMAIL: ppettersen@hanleywood.com

Kay Ross-Baker, STRATEGIC ACCOUNT MANAGER
5600 N. River Road, Suite 250, Rosemont, IL 60018
PHONE: 630-707-0811 FAX: 773-824-2401
EMAIL: krossbaker@hanleywood.com

Carol Weinman, SENIOR STRATEGIC ACCOUNT DIRECTOR
395 Del Monte Center, Suite 317, Monterey, CA 93945
PHONE: 831-373-6125 FAX: 831-373-6069
EMAIL: cweinman@hanleywood.com

Canada

D. John Magner, YORK MEDIA SERVICES
500 Queens Quay W., Suite 101W,
Toronto, Ontario, Canada M5V 3K8
PHONE: 416-598-0101, ext.220 FAX: 416-598-9191
EMAIL: jmagner@hanleywood.com

Washington, D.C.

Phil Hernandez, DIRECTOR OF SALES/
EMERGING ACCOUNTS GROUP
EMAIL: phernandez@hanleywood.com

Ken Wilson, ACCOUNT MANAGER
EMAIL: kwilson@hanleywood.com
PHONE: 202-729-3531

Maura Jacob, ACCOUNT MANAGER
EMAIL: mjacob@hanleywood.com
PHONE: 678-451-8627

Jaeda Mohr, ACCOUNT MANAGER
EMAIL: jmohr@hanleywood.com
PHONE: 202.736.3453

1152 15th St. NW, Suite 750, Washington, DC 20005
PHONE: 202-452-0800 FAX: 202-785-1974

Builder

Content Licensing for Every Marketing Strategy



Marketing solutions fit for:

Outdoor | Direct Mail | Print
Advertising | Tradeshow/ POP
Displays | Social Media | Radio & TV

Leverage branded content from
Builder to create a more powerful and
sophisticated statement about your
product, service, or company in your
next marketing campaign. Contact
Wright's Media to find out more
about how we can customize your
acknowledgements and recognitions to
enhance your marketing strategies.

Call Wright's Media at 877.652.5295, visit our
website at wrightsmedia.com/sites/hanleywood
or email us at hanleywood@wrightsmedia.com

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

NEW: Keep Beautiful Home Exteriors Beautiful

Venting Never Looked So Good



The people who brought you the Dryerbox® are taking that quality commitment outdoors. Today, exterior terminations get the attention they deserve as components that actually enhance aesthetics. Built in the USA of powder coated heavy gauge galvanized steel, they stand the test of time. Clean lines and superior performance make Dryer Wall Vents™ worth a closer look.

**Powder Coated
Heavy Gauge Aluminized Steel**



INOVATE

The Dryerbox® People

DWV4W

DWV4B

DWV4B

888-443-7937

www.DryerWallVent.com

Backed in Black.

**YOUR OPEN-JOINT CLADDING DESERVES
A SLEEK PROTECTION LAYER**

Our commercial-grade InvisiWrap™ UV building wrap lives to make cladding pop while providing premium protection from moisture.

Visit BenjaminObdyke.com for the full story.

**BENJAMIN
OBDYKE**
roof & wall products

*Sorry, felt paper, we can do better.

COMPLETELY
UNPRINTED

LONG-TERM
EXPOSURE RATING

1-LAYER
APPLICATION*

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





Built-for-Rent Demand Grows

RENTING BY CHOICE, ONE OF THE PAST DECADE'S "STEALTH" macro consumer and housing preference trends, has shown the kind of staying power and scalability that's got big single-family for-sale home builders abuzz about the opportunities ahead.

Toll Brothers recently made public a deep commitment in the space—a \$60 million investment in a \$400 million venture that aims to iterate a successful build-to-rent BB Living business model into the Denver, Las Vegas, Jacksonville, Fla., Boise, Idaho, Dallas, and Houston markets.

In its second quarter earnings call, Toll's chairman and CEO, Doug Yearley, spoke of great expectations and clear alignment with the firm's product offerings, geographies, and customer segmentation road-map. "We formed a joint venture with BB Living, an established build-to-rent developer and a large financial partner in a \$400 million joint venture to purposely build and operate single-family rental communities," Yearley said, according to a call transcript. "While Toll Brothers has committed a relatively modest \$60 million to this partnership, we believe this investment will produce strong returns over time. It's viewed as an ancillary income stream. We see this as more and more renters may prefer to raise a family or live in a single-family home versus an apartment complex or community or building. And so it is part of our Apartment Living group."

The deal is the first and biggest but by no means the last we'll see of strategic commitments by for-sale home builders in the built-for-rent space. Clayton Homes CEO Kevin Clayton recently noted that his firm—the nation's largest builder and distributor of manufactured homes and a top 15-ranked site-build operator—is piloting build-for-rent home communities within some of its massive geographical footprint.

Demand for single-family for-rent taps two well-springs of household economics: the rent-by-necessity group, for whom down payment hurdles, interest rate pressures, and rising for-sale prices have put homeownership out of reach, and the households who could afford to buy, but choose to rent.

Some big builders are already producing new-home stock for single-family rental property management enterprises that emerged in the wake of the foreclosure crisis. Meanwhile, the urban higher-end and luxury apartment market took off during that time. The rapid uptake, particularly for Class A, highly amenitized apartments in major urban areas, exposed a heretofore unpronounced and now-expanding marketplace of renters by preference.

According to National Multifamily Housing Council data, 15 million households—representing 35% of renting households—rent single-family homes rather than multiunit apartments. With demand on the rise for rentals, and millennials reaching a now-or-never moment in family formations, single-family rental taps into competencies production builders have around leveraging relationships with master planners, relatively fast construction cycles, and established community management and programming infrastructure, all of which contribute to faster access to cash-flow than high-rise and other attached product offerings allow.

Strategic commitment, investment, and emphasis on single-family built-for-rent will likely pivot from the low single-digits of housing activity volume into a relatively small-but-solid double-digit percentage of homes over the next 10 years. **B**

John McManus
Editorial Director,
Residential Construction



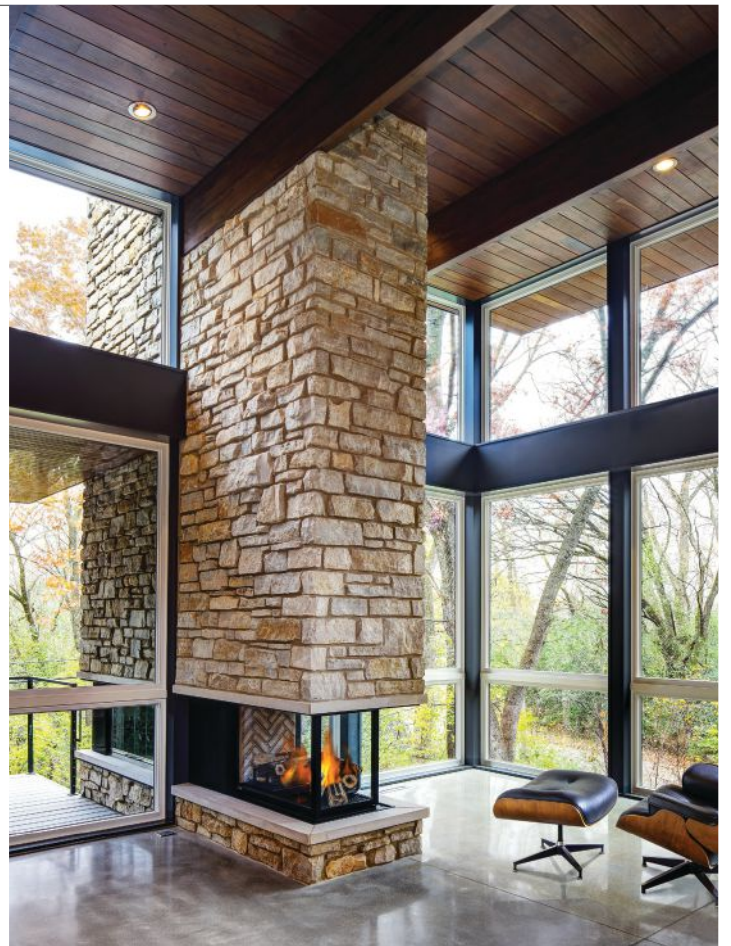
SIGNATURE COLLECTION



ELEVATE COLLECTION



ESSENTIAL COLLECTION



MANY POSSIBILITIES. ONE MARVIN.

Marvin and Integrity products are now organized into three collections under one Marvin brand. Easier navigation makes selecting what you need for any project simple and efficient. More complementary colors and styles across lines help bring your vision to life. It's the same beautiful, high-quality window and door portfolio, reorganized to help you create anything you can imagine.

Discover the Marvin difference at marvin.com

MARVIN 

©2019 Marvin Lumber and Cedar Co., LLC. All rights reserved.

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



RE·Cap™

CONCRETE RESURFACER

**REPAIR, RESTORE & RENEW
WORN OR SPALLING CONCRETE SURFACES**

**4X STRONGER
BOND**

**“THE CONCRETE BREAKS
BEFORE THE BOND BREAKS™!”**



**COMMERCIAL GRADE
QUIKRETE**

**RESTORE CONCRETE AT A FRACTION OF THE COST
TO TEAR OUT AND REPLACE**

- APPLY FROM 1/16 IN TO 1/2 IN A SINGLE APPLICATION
- WALK ON IN 8 HOURS - DRIVE ON IN 24 HOURS



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



Crystal Lagoons Amenity Boosts Community Sales

IN THE YEAR SINCE THE FIRST CRYSTAL LAGOONS amenity in the U.S. opened for resident use, a total of three have come online in Florida and Texas, with more under contract or construction across the country. During this time frame, single-family and multifamily communities with active or upcoming lagoons have experienced rapid sales, and many have ranked among the top master planned communities in the U.S., according to RCLCO's 25th annual report.

The Epperson community in Wesley Chapel, Fla., ranked No. 3 out of 310 for-sale communities in Tampa Bay by annual starts in February 2019. It saw a 21% sales increase at its model homes during the pre-construction period over a seven-month time frame, compared with 1% to 5% increases at competitor communities.

"The hard sales data we have validates that our lagoons are revolutionizing the market," says Eric Cherasia, vice president of business development at Crystal Lagoons. "They're also adding substantial value for builders and developers by maximizing the value of their development and increasing sales velocity."

Balmoral, built by Land Tejas in Humble, Texas, was awarded "Most Increased Sales" by John Burns Real Estate Consulting in 2018, owing to a 345% jump in sales over a partial sales year in 2017. RCLCO's report ranked it No. 43 of the 50 best-selling master planned communities of 2018.

LeFrak/Turnberry Associates' Sole Mia leased almost all of the 200 units in its first tower in less than seven weeks, breaking multifamily leasing records in Miami. The three-bedroom units facing the lagoon have leased



New-home sales at Balmoral in Humble, Texas, rose 345% in 2018 over a partial sales year in 2017.

faster—and for \$300 more on average—than units facing the ocean.

"We're seeing a ton of success across all of the projects we're doing," Cherasia says. "Just this year alone, we had a 200% increase in our signed contracts at this point in the year. When we extrapolate out, we're looking at a very big year."

Upcoming Projects

All told, 110 Crystal Lagoons amenity projects are in some stage of negotiation, planning, or development across the U.S., with prospects in 22 states, including North Carolina, Tennessee, Alabama, and a 34-acre lagoon in Palm Springs, California.

While many of its U.S. projects are private or semi-private master planned community features, Crystal Lagoons is also pursuing public access installations. The upcoming 2-acre lagoon at the \$700 million Esplanade mixed-use project in Pittsburgh marks many firsts for the company: its first U.S. urban lagoon, its coldest climate to date, and its first public access lagoon in the U.S.

"It's really helping to revitalize that area in Pittsburgh," Cherasia says. "We see similar projects shaping the way for our expansion."

Another public access lagoon is in negotiations for the \$1 billion redevelopment of a 100-plus acre mall site in Plano, Texas. The new Collin Creek is set to include 500 single-family homes, 2,300 multifamily units, and 300,000 square feet of retail space.

According to Cherasia, the amenity's performance has exceeded Crystal Lagoons' expectations in the U.S. "We set our goals high," he says. "But honestly I think seeing these numbers, even we were shocked with the increase in velocity and value that we're able to seize."

The company is currently targeting westward expansion as it looks to open lagoons in Utah, Arizona, and Las Vegas.—MARY SALMONSEN



Tips for Getting Projects Approved

A Colorado-based design team shares how to manage the zoning and approval process

The High Line Pointe apartments near Denver—completed in 2018—met a high bar for getting a project approved. The site is bisected by the county line separating Denver and Arapahoe counties. It sits adjacent to the High Line Canal Trail—a National Landmark Trail that is maintained by municipal recreation agencies. Complications were doubled by dealing with two school districts, two fire districts, and a powerful and, at first, adversarial HOA.

The development team included Jared Carlon of Norris Design and Chris Grady with the architecture firm Kephart—both based in Denver. To make the deal happen they drew on experience, and also used the project to sharpen their strategies and tactics for successfully interacting with the local municipalities and the neighbors.

The team spent a lot of time listening to neighbors' concerns about the project. "Even when you have a use by right situation and you're following the rules, the simple act of meeting with the neighbors can help dispel rumors and mistrust," says Grady.

"The primary task is not to get people to support your project. That's great if they do, but the idea is to open a dialog and maintain communication."

Here are some tips from Grady and Carlon for keeping project approvals on track and within budget:

Hold an Open House. To kick off a project and establish relationships with the neighbors, hold an evening meeting in a public, neutral location like a school, church, or community center.

Use Good Pictures. Use high-quality graphics for your presentation, which can help tell the story of the project.

Stay Flexible. While interacting with neighbors in these situations, it's vital to stay cool. "Sometimes we want to express frustration but we know we can't," says Grady. "It's hard."

Follow Through. "If you tell someone you're going to follow through and they say, 'Will you send me this?', you always have to do that," says Carlon.

Do Your Homework. Appearing before planning commissions, city councils, zoning boards and other gateways to approval comes with its own set of guidelines, strategy, and tactics.

Be Positive. "Talk about what it means to be a part of that community. The presentation should also address any and all of the approval criteria. Show them what they're voting on and why it should move forward," says Carlon.—SCOTT SOWERS

TOP CITIES DESIRED BY MILLENNIALS

MEYERS RESEARCH CONDUCTED ITS THIRD ANNUAL MILLENNIAL survey in January, which focuses on millennials—for this data, those born between 1980 and 2000—regardless of their living situation (own, rent, live with parents, etc.).

A new question this year from BUILDER's sister company asked respondents if they had considered moving out of their current city, and, if yes, to where and why? Nearly 60% of respondents said yes. It appears that younger millennials are more flexible—70% of respondents aged 19-24 have seriously considered moving compared with 45% of those 35 to 39. Owning a home is a deterrent with 60% of renters reporting that they are open to moving compared with 40% for existing homeowners.

Denver, Portland, Ore., Seattle, Washington, D.C., and New York City were the top five desired locations. Those respondents considering a move to Denver, Portland, and Seattle were already located in the West; the desire to move to D.C. and New York came from outside the Northeast. Regardless of the city of origin, the driving factors to move included job opportunities (30% of respondents), affordability (20%), and lifestyle (12%).

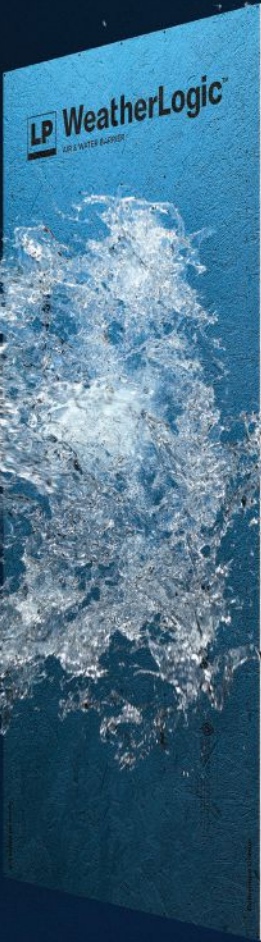
Using this information, Ali Wolf, director of economic research for Meyers Research, created an index to capture the markets most poised for millennial success:

- ❑ Texas dominates the top of the list as Dallas and Houston ranked well for quality of life, cost of living, and overall employment opportunities, propelling the markets to No. 1 and No. 2, respectively. Austin, a smaller metro, rounds out the top three, with a heavier focus on relative housing affordability and the fun factor.
- ❑ The labor market helped and hurt Phoenix, No. 4, with strong employment opportunities but modest salaries. The city's lower-than-average millennial wages are partially offset by a favorable cost of living. The fun factor pulled Phoenix lower than Austin.
- ❑ Employment opportunities in Orlando (No. 5), while concentrated in a few sectors, are plentiful with 4% job growth year over year. Like Phoenix, Orlando's score was dinged by low millennial salaries, but the cost of living helps mitigate some of the effects. For example, 85% of total new housing units planned had a minimum price below the local FHA loan limit of \$314,827, according to Zonda.
- ❑ While highly recognized as a millennial hotbed, Denver's desirability was pushed down by affordability factors but remains attractive from a quality of life standpoint, landing it at No. 6.

This data overlaps with three of the top five desired markets highlighted by millennials in the survey (Denver, D.C., and Seattle). While affordability is a definite factor in considering where to live, job opportunities—or at least, perceived job opportunities—play a higher role.

Courtesy/Kephart

DEFEND YOUR BUILD™ COME HAIL OR HIGH WATER, FIRE OR HEAT



Our portfolio of structural solutions is engineered to proactively defend the jobsite and the home. **Defend Your Build™** at [LPCorp.com](https://www.LPCorp.com).

LP BUILDING SOLUTIONS

© 2019 Louisiana-Pacific Corporation. All rights reserved. Gorilla Glue and Gorilla Glue Technology are registered trademarks of

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 [Enekas.Academy](https://www.Enekas.Academy)

 [Enekas.Academy](https://www.Enekas.Academy)



Chief Architect®

Smarter Design Software



Designed & Rendered in Chief Architect.
See more of this model online.

Download a Free Trial Version



Residential Design

Remodeling & Cost Estimating

Kitchen, Bath, & Interior Design

3D Design, Floor Plans, Elevations

Construction Drawings

CAD Tools & Section Details

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy

Conflict Plays a Vital Role in New-Home Sales



AS INTIMIDATING AS OBJECTIONS ARE when builders speak with potential home buyers, the truth is that more conflict means more change. The exciting part about this, according to Jason Forrest, CEO of Texas-based Forrest Performance Group, is that it's the best way to achieve resolution with the prospective buyer. When conflict is viewed as a win-win rather than a win-lose proposition, Forrest says builders go from feeling weak to feeling strong—which helps them sell more homes.

In a video on builderonline.com, Forrest discusses how conflict can strengthen a business. Salespeople often think of objections as criticism, and some even take a prospect's objections personally, but objections are just feedback. The only reason people

react to conflict with anxious feelings is because many of us have been programmed to see conflict as a negative, according to Forrest. He says people can combat these physiological reactions to objections by realizing that conflict isn't a negative in the hands of a sales warrior who wants to improve their prospects' lives. Productive conflict is the fastest way to close the sale, he adds, noting that the only time you should feel worried about objections is when you don't hear any.

Conflict isn't a battle between salespeople and the prospect, rather, it's an internal struggle the prospect is going through on their own. Realizing this, Forrest says salespeople can help prospective home buyers win that internal battle by providing solutions.

POST-IT NOTES TRIPLE IN SIZE FOR INDOOR-OUTDOOR USE

3M's Post-It Extreme Note series is now available in an extra-large format, measuring 4.5 inches by 6.75 inches. There's just over 30 inches of writable area per sheet—more than three times the size of the standard 3x3 note.

The Extreme XL notes are made from the brand's DuraHold adhesive and paper. The adhesive sticks to a range of surfaces, such as steel, cement, PVC, plywood, brick, and stone, and removes cleanly from each one. The notes retain their adhesive properties and remain writable and legible in hot, cold, wet, or windy conditions, according to the manufacturer.

DEFEND AGAINST WATER AND WASTED TIME

Introducing an innovative air and water barrier, the newest member of our portfolio of structural solutions. Defend jobsites and help deliver a continuous exterior barrier for a tight envelope and long-term home energy efficiency.

Defend Your Build™
LPCorp.com/WeatherLogic



LP WeatherLogic™
 AIR & WATER BARRIER





CABLE RAILING | INSTALL MORE. FEAR LESS.

Growth in the cable railing sector continues to outpace other types of railing. Customers want it, but fear it's difficult to install, expensive, and can be dangerous to small children. Enter Fortress Railing Products with our innovative solution. With both our H-Series and our V-Series, not only is it affordable but anyone can install it. Fortress Cable Railing is simplified, panelized and durable. Both the H-Series and V-Series offer modern styling with welded construction and stainless-steel cable components. Common steel brackets and posts allow full compatibility with our top selling Fe²⁶ Railing. And what's most important is that households with small children can still enjoy cable rail views with our V-series line without the worry of climbability.

SIMPLE AFFORDABLE DURABLE SAFE

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





Questar Returns to High-Rise Development

BEFORE ITS NEWEST PROPERTY NEAR Baltimore's Inner Harbor opened, Questar Properties had focused mostly on low-rise, office, and retail development in the Mid-Atlantic region. Its only other high-rise residential project, Horizon House in midtown Baltimore City, dates back to 1965.

Fifty-four years later, Questar's third- and fourth-generation leadership has taken cues from luxury towers in other urban areas to return to the high-rise space with 414 Light Street, which opened in December. About 150 units are now occupied in the 394-unit tower, currently the tallest residential building in Maryland at 44 stories. "We wanted to be part of the urban renaissance going on around the Inner Harbor and throughout downtown Baltimore," says Stephen Gorn, CEO.

Once home to McCormick Spice company's corporate headquarters, 414 Light Street was cleared in 1989 and operated as a parking lot through the 2000s. Questar acquired the site for \$11.5 million in 2011 through a short sale from Susquehanna Bank.

In a nod to the site's history as a McCormick plant, each of the floor plans has a spice-based name, such as "The Cayenne." Units range in size from studios to two-bedroom apartments; rents start at \$1,799 for a studio and from the \$6,000s to \$8,000s for one of the 11 penthouses.

Standard features include keyless entry, smart home technology, walk-in closets, and Bosch appliances. Penthouse units offer fireplaces, 10-foot ceilings, wine refrigerators, and private terrace gardens in select plans. The building is LEED Silver certified, with LED fixtures, Energy Star appliances, and water-efficient fixtures.

The cornerstone of the project's amenities are its concierge and wellness offerings. Services, available 24/7, include package acceptance, grocery delivery, personal training, housekeeping, personal shopping, dog walking, and pet sitting. Questar employs a full concierge team.

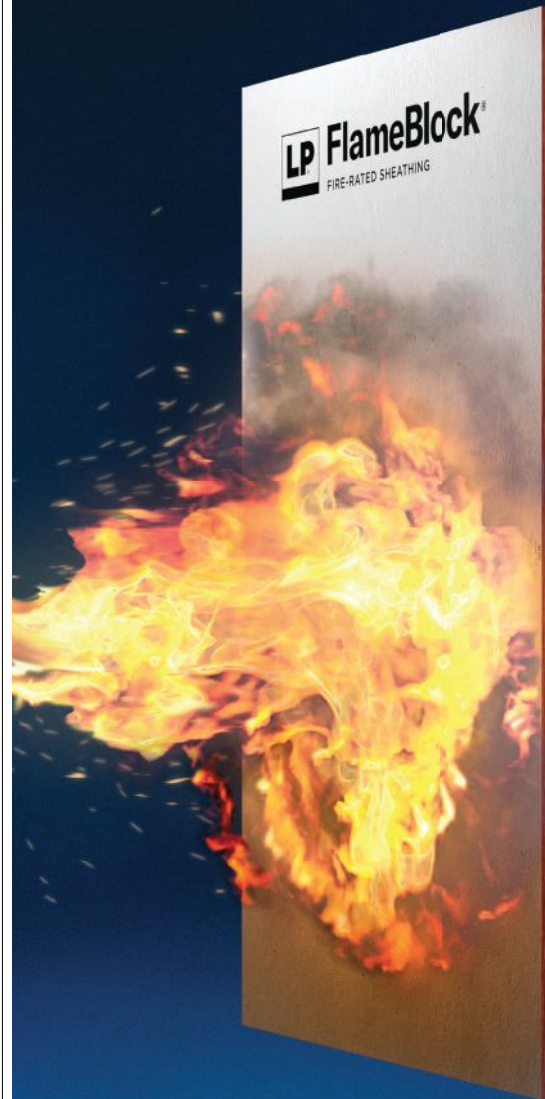
The building's seventh-floor deck boasts nearly an acre of amenity space, including a landscaped sky park and activity lawn, an outdoor kitchen, grilling areas, and a pool that overlooks the Inner Harbor. Inside, residents have access to a demonstration kitchen, a media room, a dining room, a game room, a library, and business and conference areas, as well as a 4,000-square-foot fitness center.

Gorn isn't about to wait another 54 years to build a third high-rise tower. 414 Light Street covers 1.1 acres of the 1.92-acre lot; the remaining acreage will make up the project's second phase. While phase two isn't yet solidified, Gorn says 414 Light Street will serve as a prototype for the firm's future projects.—M.S.

DEFEND AGAINST FIRE WITH A SPARK OF GENIUS

Defend your build against extreme flames so you can meet code, exceed expectations, and give homeowners peace of mind.

Defend Your Build™
LPCorp.com/FlameBlock



LP FlameBlock®
FIRE-RATED SHEATHING

© 2019 Louisiana-Pacific Corporation. All rights reserved. LP and FlameBlock

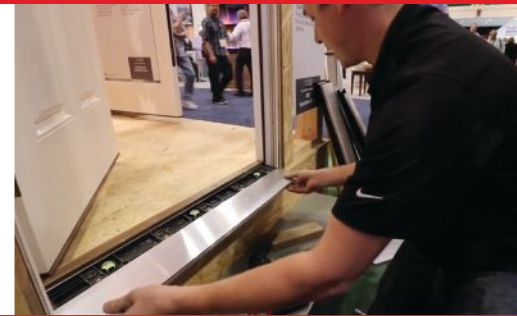
آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



**IT'S NOT JUST ANOTHER DOOR SILL.
IT'S A SOLUTION POWERED BY ENDURA.®**



INTRODUCING THE NEW! REPLACEABLE DECK SILL.™

At Endura Products, we don't just make exterior door components. We make solutions - like our Replaceable Deck Sill™ (RDS), the first and only door sill featuring a removable sill deck that can be replaced in a few simple steps, putting an end to the costly and time-consuming task of repairing and replacing damaged door sills or full door systems. But don't just take our word for it – RDS has just been named Most Innovative Door Component for the 2018 Crystal Achievement Awards.

**IF YOU AND YOUR CUSTOMERS ARE STILL PAYING FOR SILL DECK DAMAGE, YOU'RE PAYING TOO MUCH.
STOP PAYING FOR IT AND START PLANNING FOR IT WITH RDS – www.enduraproducts.com/RDS**

2018 CRYSTAL ACHIEVEMENT AWARDS

POWERED BY
ENDURA
DOOR COMPONENTS MADE IN THE USA

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



New Super Speed Cycle Dries Laundry in Just 30 Minutes



Four new Samsung washer and dryer sets are now available for purchase, including two front-loading and two top-loading washer and dryer models.

Each of the sets has been fully redesigned for 2019, with a focus on complementing interior design trends.

"Our leadership in home appliance is driven by design and technology that inspires and enables new ways of caring for our families and enjoying our homes," said John Herrington, senior vice president and general manager, Home Appliance, at Samsung Electronics America.

The new champagne stainless steel appliance finish, available on the front-load washer and dryer, is recommended for use in modern laundry spaces with natural wood finishes, tile patterns, or thick-grained marble or granite.

The front-load designs have a slimmer control panel than previous models, as well as a narrower depth of 2.7 inches. The top-load line features a built-in faucet for pre-treating laundry and a lifted tub for easy loading and unloading.

All of the new washers offer increased capacity over previous models, and the Super Speed cycle, available for the WF6300 and WA5400, enables laundry cycles as short as 30 minutes for an 8-pound load. The DV6300 and DV5400 dryers also offer a steam-clean function, which remove static and wrinkles inside the dryer.

The Samsung WF6300 front-load washer and DV6300 front-load dryer are Wi-Fi enabled, providing end-of-cycle notifications, remote start functions, and cycle recommendations on Bixby-enabled devices, including smartphones, Samsung TVs, or a Family Hub refrigerator.

Pricing for the new washer and dryer series starts at \$799. The front-load 6300 series is available in champagne, black stainless steel, and white, while the 6100 series is available in champagne and white. The top-load 5400 series is available in black stainless steel and white, and the 5200 series is available in white.—M.S.

Courtesy Samsung

DEFEND AGAINST HEAT AND HIGH BILLS

Defend against radiant heat with the original, #1 brand of radiant barrier sheathing so homeowners can reduce monthly cooling costs for smarter energy efficiency.

Defend Your Build™
LPCorp.com/TechShield



LP TechShield®
RADIANT BARRIER

© 2019 Louisiana-Pacific Corporation. All rights reserved. LP and TechShield

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy

Summer Party House

View the neighborhood fireworks show from the balcony of this charming design

by **AURORA ZELEDON**



HOW DO YOU CREATE EXCITEMENT AROUND A HOME FOR BUYERS? It helps to paint a picture of what their life could be like there: A festive, friend-filled scene, in which your buyers get to play the gracious hosts of a memorable Fourth of July party. Guests can hang out by the grill or cool off inside the home. Once it's dark, everyone heads upstairs to the balcony to watch the neighborhood fireworks show.

Sounds pretty ideal, right? This 2,458-square-foot house plan certainly supports that vision. Within an open, modern layout that allows everyone to circulate with ease, the small details really stand out—such as the master suite's expansive closets and the large walk-in pantry that can be accessed from both the kitchen and the hallway by the garage, so it's easy to put away groceries and then retrieve them later when needed. A sizable kitchen island overlooks the family room, and the first floor offers access to front and rear verandas. And with two balconies upstairs (one connected to the game room and the other with access from each of the secondary bedrooms), the summer spirit can last all year.

See more summer-ready plans at go.hw.net/BD0719-plans. **B**



PLAN #120-260

SQUARE FOOTAGE
2,854

DIMENSIONS
68'7" X 51'7"

5-SET
\$995

BEDROOMS
3

FOUNDATION
Slab

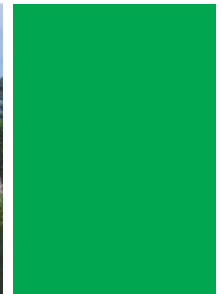
8-SET
\$1,145

BATHROOMS
2.5

(other options available)

CAD
\$1,995

PDF
\$1,245



We're all business for small business.



State Farm® agents run a small business too, and they know every business in their community has unique coverage needs. For your small business insurance, stop by your local agent's office, call 800-STATEFARM or visit statefarm.com/small-business.

Here to help life go right.®

State Farm Fire and Casualty Company
State Farm General Insurance Company
Bloomington, IL
State Farm Florida Insurance Company

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





Bigger is Better

Size and weather resistance rule the day in new windows, doors, and patio doors

by MARY SALMONSEN

▲ PLY GEM

The Ply Gem EuroSeries is available in two-, three-, or four-panel configurations, with a maximum size of 21 feet by 9.5 feet. Despite the door's size, a proprietary EuroGlide operation system allows for easy movement. The door is HVHZ (High Velocity Hurricane Zone) tested, and meets impact protection requirements for the Florida Building Code, including Miami-Dade County. The vinyl frame is available in a variety of two-tone finishes. plygem.com



◀ HAAS DOOR

Haas Door has added four new polycarbonate impact window glazing options—clear, dark gray, bronze, and pebble—to the American Tradition 900 series of steel garage doors. Taken together, the door and glazed windows offer design pressures of +48.0/-52.0 for doors up to 10 feet, 2 inches wide, and +31.3/-34.9 for doors 10 feet, 3 inches to 16 feet, 2 inches wide. Doors with impact glass are not rated for use in an HVHZ. haasdoor.com

▼ SKY-FRAME

The Sky-Frame Hurricane doors and windows have fulfilled Miami-Dade County requirements for extreme weather and impact resistance, and comply with HVHZ criteria in the Florida Building Code. The panels can measure up to 91 inches wide and 138 inches high, are permitted for design pressures up to 75 psf, and have passed water resistance testing up to 22 psf. Multitrack setups allow for an unlimited number of sliding doors and windows near each other. sky-frame.com



▼ MARVIN

The next phase of the Marvin Modern collection adds Casement and Awning windows in crank-out or push-out movement styles. All Marvin Modern products are distinguished by slim sightlines, designed for minimum visual distraction. The frames consist of a high-density fiberglass exterior over an aluminum interior, which provide durability and energy efficiency. Casement windows measure up to 3 feet wide and 9 feet tall, while Awning windows measure up to 8 feet wide and 8 feet tall. marvin.com



Daringly different. Infinitely beautiful.

The new black stainless collection from Bosch helps guard against scratches and fingerprints.

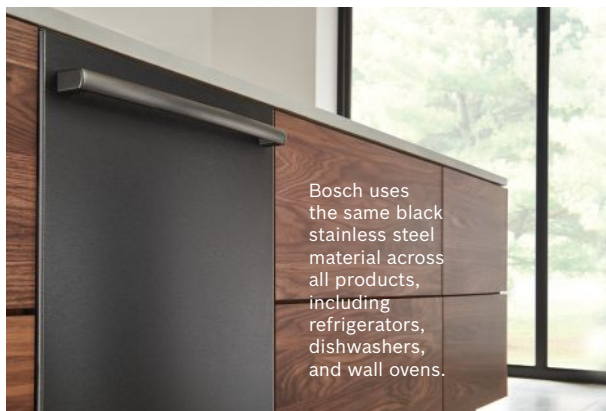


BOSCH

Invented for life



Sign up online for information about our
Bosch builder program at: bosch-home.com/us/builder



Bosch uses the same black stainless steel material across all products, including refrigerators, dishwashers, and wall ovens.

Scratch and fingerprint resistant.

Because Bosch black stainless is made from a special material, not simply a black foil coating, it helps guard against scratches and fingerprints. So homeowners can make a bold

Quality finishes.

Features a high quality finish that's consistent across handles and control panels, for a seamless look that clients and buyers appreciate.



Unique low gloss, high grain black stainless finish.

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Eneka.Academy

 Eneka.Academy





◀ **ODL**

ODL's newest Traditional-Style Simulated Divided Lights (SDL) door glass configuration features a six-light grille over a full-length pane and measures 22 inches by 64 inches. The SDL door glass series emulates the look of divided-light door glass by applying external grilles over a full glass pane. The injection-molded window frame allows for a simpler installation process, and reduces the likelihood of warping or separation from the glass over time, according to the company. The glass is available in oak or white frames. A variety of clear and decorative door glass styles are available, including low-E glass. odl.com



▲ **JELD-WEN**

The F-2500 patio door system offers the manufacturer's folding patio door operation type at an "approachable" price point, designed and built for the repair, remodel, and new-home construction markets, according to the company. The two-panel door system features fiberglass construction with an aluminum-clad frame and a bottom-mounted hardware track. It is currently available from select retailers in a primed white finish; a wide release in all of the firm's finish colors is set for later this year. jeld-wen.com



▲ **WEATHER SHIELD**

The newest sliding door in Weather Shield's Contemporary Collection offers larger sizes, improved performance, and advanced sill design. With a 2 ¼-inch-thick door panel, the new door expands maximum panel widths up to 5 feet and heights up to 10 feet. The door has a multipoint locking system, TPE synthetic rubber weatherstripping, precision bearing rollers, and a low-profile 1 ¼-inch sill. It can be shipped assembled or loose and installs like standard sliders. weathershield.com



▲ **BORAL**

The Boral Windows gliding patio door system is made for design flexibility, with a wide range of customization options. The saddle-style doors are available in two-, three-, and four-panel configurations, and range up to 8 feet high and 16 feet wide. It features a mechanical frame, welded sash, stainless-steel rollers on vinyl rails, dual-seal weatherstripping, and an internal weep system. The frame system is knocked down, allowing for easy transport and on-site assembly for contractors. boralamerica.com



Clean, Simple, Modern, Matching Elegance

Better Home Products can elevate your next project from a mere show home, to a virtual showplace. Our complete collection of locksets and bath accessories with matching designs and finishes provide the elegant decorative touch needed to enhance any décor.



Available Finishes:

- ▶ Chrome
- ▶ Satin Nickel
- ▶ Dark Bronze
- ▶ Matte Black

Available builder programs—including our 'Branded House Partnership' program—will fulfill the needs of builders both large and small. Visit www.betterhomeproducts.com and click on the 'Builder Programs' tab for more details.

Matching Design and Finish Locksets and Bath Accessories

GREAT FILL RATE • EXCELLENT QUALITY • SAME DAY SHIPPING FOR FAST DEALER DELIVERIES!

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی





On the Horizon

Industry experts predict a recession in the next couple of years

by **SCOTT SOWERS**

Housing starts, which include single-family and multifamily, are predicted to hover around 1.2 million in the near term as vacant lot inventory continues to drop. Interest rates, on the other hand, are expected to rise.

“We’re still predicting a bit of an increase and will top out at about 5.5% in a year and a half,” said Boud. “This pattern has always been erratic, but the overall pattern has been upward caused by continued economic growth and inflation that will be enhanced by the tariff activity that we’re seeing.”

The pent-up demand on the affordable end of the housing scale continues to represent an opportunity for builders as the number of closings exceeds housing inventory levels in the lower ranges starting at \$150,000 and topping off at \$400,000.

The price range between new homes and existing homes has widened as new-home sizes remain in the 2,400-square-foot range—which is where it’s been since 2010. Home renovation projects are expected to rise and remain especially attractive for homeowners locked into low fixed-rate mortgages.

Key takeaways from the Metrostudy/Zonda forecast include:

- The national housing market will continue to be undersupplied in 2019. There are high levels of pent-up demand in lower price ranges.
- The U.S. housing market will become increasingly overvalued in 2019. Price appreciation will slow or stop, and costs will continue to rise. However, the risk of a home price collapse is small in most markets due to under supply.
- The recent drop in mortgage rates may reverse as economic pressures combine with the impact of debt and higher risk in an environment of tariffs and unpredictable government policies.
- For the housing industry, the greatest short-term worries are centered on cost and reduced affordability. The greatest long-term worries are the national debt and policies that damage the middle class. **B**

EXPERTS FROM ZONDA AND METROSTUDY, who recently provided financial analysis for the home building industry, say they anticipate a recession by the end of 2021.

“We’re predicting a fairly healthy year for the remainder of 2019, with about 2.575 million jobs being created this year,” said Metrostudy chief economist Mark Boud. “This forecast was done before the recent news on tariffs, so this may be revised downward. We do predict a recession and predict job losses to begin at the latter part of 2021 and going into 2022.”

The good news? Boud and his team don’t believe the recession will be nearly as bad as what happened during the housing crises. The timing of the prediction is based on the 2-10 Treasury yield spread, which measures the difference of yields on short-term (two-year) Treasury bonds versus long-term (10-year) Treasury bonds. When the short-term bonds are worth more than the long terms, the yield curve is “inverted” and a recession typically follows about 18 months later. The current 2-10 yield spread has been dropping since 2014 and was close to inversion the last time it was measured, in the fourth quarter of 2018.





WE WERE ALWAYS TAUGHT TO VIEW THE WORLD FROM A DIFFERENT PERSPECTIVE.

Chris Schroeter & Stephen Schroeter

THE NEXT GENERATION

NOT JUST HANGING AROUND

As siblings growing up around a company known for its visionary approach to market trends, it comes as no surprise that Napoleon's new Co-CEOs, Chris and Stephen Schroeter,



identified electric fireplaces as the future, investing in new products that appeal to homebuyers, yet are cost-effective for builders.

A NEW LOOK

The award winning CLEARion See Thru Electric Fireplace is proof that Napoleon is light years ahead of the industry when it comes to improved versatility, functionality and beauty. Proving the importance of seeing things from all points of view, it's the first ever truly-see-through electric fireplace, with a patent pending privacy mode that allows you to turn the transparency on and off.



integrating new technology that increases flame height to create a stunning room focal point. Research has proven homeowner desire for fire in multiple rooms, and the Allure Vertical is the perfect solution.

A CRYSTAL-CLEAR APPEAL

The Allure Vertical Series is another demonstration of Napoleon's innovation,

We want to hear from you. Email Chris and Stephen Schroeter directly at ceos@napoleon.com

napoleon.com | ESTABLISHED 1976



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 [Enekas.Academy](https://www.instagram.com/Enekas.Academy)



Give the Dryer Some Space

the dryerbox®

Room to Breathe

Today, you can place the dryer flush to the wall without crushing the exhaust hose or otherwise restricting airflow. Install the Dryerbox® for safer, roomier and more efficient homes.



Actual Transition Hose without a Dryerbox



NEW Standard Installation Model 480
22 Gauge Aluminized Steel—Shown Painted

INOVATE

888-443-7937
www.Dryerbox.com

Builder

THE STYLES YOUR HOMEBUYERS DESIRE 

BUILDER PULSE

Builder

REGULATIONS
Regulation's Burden: A Heat-Map
Are a growing local, regional, and national impact fees an insurmountable fact of operation? If they are, what are the options? [Read More](#)

BUSINESS & MARKETING

CHIEF EXECUTIVE WISDOM
Chief Executive's 2016 Best and Worst States for Business
Why do some areas of the country favor what others see as business drudgery and people flee at alarming rates? [Read More](#)

State	Best Overall	Best Overall	Best Overall	Best Overall	Best Overall
CA	9.15	9.15	9.15	9.15	9.15
TX	8.85	8.85	8.85	8.85	8.85
FL	8.75	8.75	8.75	8.75	8.75
VA	8.65	8.65	8.65	8.65	8.65
NC	8.55	8.55	8.55	8.55	8.55
IL	8.45	8.45	8.45	8.45	8.45
OH	8.35	8.35	8.35	8.35	8.35
PA	8.25	8.25	8.25	8.25	8.25
MI	8.15	8.15	8.15	8.15	8.15
IN	8.05	8.05	8.05	8.05	8.05
MO	7.95	7.95	7.95	7.95	7.95
GA	7.85	7.85	7.85	7.85	7.85
SC	7.75	7.75	7.75	7.75	7.75
AL	7.65	7.65	7.65	7.65	7.65
LA	7.55	7.55	7.55	7.55	7.55
MS	7.45	7.45	7.45	7.45	7.45
AR	7.35	7.35	7.35	7.35	7.35
OK	7.25	7.25	7.25	7.25	7.25
NE	7.15	7.15	7.15	7.15	7.15
KS	7.05	7.05	7.05	7.05	7.05
WY	6.95	6.95	6.95	6.95	6.95
MT	6.85	6.85	6.85	6.85	6.85
ND	6.75	6.75	6.75	6.75	6.75
SD	6.65	6.65	6.65	6.65	6.65
IA	6.55	6.55	6.55	6.55	6.55
WI	6.45	6.45	6.45	6.45	6.45
NY	6.35	6.35	6.35	6.35	6.35
VT	6.25	6.25	6.25	6.25	6.25
NH	6.15	6.15	6.15	6.15	6.15
RI	6.05	6.05	6.05	6.05	6.05
MA	5.95	5.95	5.95	5.95	5.95
CT	5.85	5.85	5.85	5.85	5.85
DE	5.75	5.75	5.75	5.75	5.75
MD	5.65	5.65	5.65	5.65	5.65
DC	5.55	5.55	5.55	5.55	5.55

IMAGINATION WITHIN REACH
How do you create a space that is both functional and beautiful? [Read More](#)

CALCULATED RISK: Lawyer: Ct Home
Builder Results
A top ranked economics and finance blog with a focus on the housing market. [Read More](#)

Delivered daily to home building pros, BUILDER PULSE is a must-read newsletter that combines original content and analysis with breaking industry news.

Sign up for all of BUILDER's newsletters at builderonline.com

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy

HOUSINGECONOMICS.COM



Keep your company on course in an ever-changing market.

In today's housing market, getting solid economic information is the key to helping you adapt and thrive. HousingEconomics.com is the source providing:

- Forecasts including state and top 100 metro areas
- Historical data
- Industry analysis
- And more

Subscribe today at
HousingEconomics.com



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



▶▶ Best in Class

by SYMONE GARVETT and MARY SALMONSEN



Chris Mayer Photography

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





TOP INNOVATORS IN PLANNING, DESIGN, AND DEVELOPMENT were recently honored at the Gold Nugget Awards ceremony at PCBC, the largest home building trade show representing the West Coast. From roughly 600 U.S. and international entries, jurors selected merit winners and one grand winner in over 50 categories, including single-family production, multifamily, affordable, mixed-use, renovations, custom homes, and site planning. The following pages highlight some of the program's winning residential projects.



HOME OF THE YEAR >
THE BEACON

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





This spread: Chris Mayer Photography

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





THE BEACON

< HOME OF THE YEAR >

ARCHITECT/DESIGNER > BASSENIAN LAGONI / BUILDER > PARDEE HOMES

SIZE > 3,029 SQUARE FEET / COST > FROM \$467,000

> ACROSS THE COUNTRY—PARTICULARLY IN AREAS like Southern California—builders and architects have been developing new floor plans that blur the lines between interior and exterior spaces. Pardee Homes' Beacon Plan 1, in particular, was recently recognized as Home of the Year at the Gold Nugget Awards for its unique design that emphasizes seamless indoor-outdoor connectivity through two central courtyards.

With lot sizes ranging from 10,000 to 13,000 square feet, the builder was offered a rare opportunity in its Beacon neighborhood in Beaumont, Calif., to create a dual-courtyard, single-story luxury home priced from the upper \$400s. The design includes three to four bedrooms, three bathrooms, and a three-bay tandem garage.

Upon entrance to the H-shaped floor plan by Newport Beach, Calif.-based Bassenian Lagoni Architects, owners are welcomed with an expansive arrival court that flows into the front horizontal foyer. The home's layout divides the interior into four distinct wings, with the landscaped atrium and covered patio completing the central spaces.

"This jewel of a design gives you an efficiently designed floor plan that does not compromise the strength of indoor-outdoor living, transparency, unfolding, layering, and simplicity of construction," notes one Gold Nugget judge.

A beamed vault unifies the great room, dining area, and kitchen in one backside wing, while a complete owner's suite takes over the other. The secondary bedrooms and tandem garage are housed in the parallel front wings, with dens, game rooms, offices, or a multi-gen suite offered as alternative uses for the bedroom spaces.—S.G.



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy





Azure Residence

< SINGLE-FAMILY, 3,500 TO 4,500 SQUARE FEET >

ARCHITECT/DESIGNER > PHX ARCHITECTURE / BUILDER > SHEA HOMES

SIZE > 4,368 SQUARE FEET / COST > BASE PRICE \$2,379,990



THE INTEGRATION OF INDOOR AND OUTDOOR LIVING rooms within the luxe Residence 1 floor plan at Shea Homes' Azure community in Paradise Valley, Ariz., extends throughout the entire home, with almost every room designed as a transitional space.

Three full glass walls and patio doors separate the back of the home from the patio and pool deck. The staggered, geometric pool spans the entire width of the lot, with a uni-enclosed outdoor living areas span the middle of the house, separated by an enclosed hallway with sliding patio doors on either end. The covered outdoor dining area adjoins the living room and pool deck, and the open-air lounge, shaded by cloth hangings on a grid cover, connects to the kitchen.

Two window wells bring natural light into to the entertainment room and junior master suite on the lower level, where homeowners can access the spaces through sliding glass doors. The master bath incorporates a window wall that opens to an enclosed courtyard, which features a freestanding tub and waterfall fixture. A glass-enclosed shower also adjoins the window wall from the inside.

The home's exterior elevation and unique layout mix modern-style architectural features with transitional dark wood finishes and natural stone accent walls. This mix extends to the interior palette, with light, clear wood cladding and accents against white walls, cream stone accents and light gray floors. Optional plan features in the model include a guest house/casita overlooking the pool and a detached garage.

The Azure community, which covers 66 homesites on 23.8 acres, is also the Gold Nugget Awards' Residential Detached Collection of the Year. According to the project's submission entry, each home—designed in collaboration with PHX Architecture and the Shea Signature by Shea Homes brand—aims to offer the look and feel of a sprawling estate home without excess or wasted space, and maximize the dwelling's exposure to the natural beauty of the surrounding valley.—M.S.



Chris Mayer Photography

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy





IN ORDER TO SUPPORT THE CALIFORNIA LONG-TERM Energy Efficiency Strategic Plan, De Young Properties' energy design process for the 36-home EnVision community in Clovis, Calif. was focused on tackling the obstacles to zero energy home production at scale.

The first of three main challenges was reducing the homes' energy consumption to the point where the solar array required to achieve zero energy would fit on the rooftops of De Young's existing floor plans. This required a carefully considered mix of building components and processes, including 2x6 framed walls, performance-sealed attics, and highly efficient electric heat pumps and water heaters.

The homes operate almost entirely on electricity, with only gas cooktops or fireplaces included as standard, to reduce the solar power required to indirectly offset natural gas consumption. Additional green and sustainable features include water-efficient plumbing fixtures, hot water recirculation, and a balanced indoor air quality system.

To ensure none of the single-story homes' solar systems were shaded by the two-story homes—the project's second challenge—De Young pre-planned each of the single- and two-story home locations throughout the community, with only certain homes available on certain lots. The builder then addressed the third challenge of reducing upfront energy-efficiency costs by using energy performance modeling to determine a cost-efficient balance between solar offset and energy-efficient improvements.

EnVision is the first zero energy community to open in central California, and was the largest in the state at the time it opened for sales in 2018. While weather and individual homeowner habits may influence actual results, each of EnVision's homes is able to achieve zero energy within a 12-month period with the proper due diligence.

De Young's on-site Experience Center provides an overview of EnVision's building science and technology, including the smart home package that allows users to monitor their home systems and energy use in real-time. This ensures potential buyers are well-educated in the home's features and equipped to achieve zero energy operation.—M.S.

DE YOUNG ENVISION

< INNOVATIVE ENERGY DESIGN >

ARCHITECT/DESIGNER > TK DESIGN & ASSOCIATES / BSB DESIGN

BUILDER > DE YOUNG PROPERTIES / SIZE > 1,764 TO 3,822

SQUARE FEET / COST > \$356,990 TO \$460,740



Pescador Residence

< CUSTOM HOME, 4,000 TO 8,000 SQUARE FEET >

ARCHITECT/DESIGNER > BRANDON ARCHITECTS / BUILDER > RDM GENERAL CONTRACTORS

SIZE > 6,457 SQUARE FEET / COST > \$9.6 MILLION

TO MAXIMIZE THE VIEW POTENTIAL OF THIS NEWPORT BEACH, Calif., property, the design team at Brandon Architects developed the Pescador Residence, a new 6,457-square-foot contemporary home with a generous open floor plan that creates several vantage points of the nearby Fashion Island skyline.

The entry courtyard, complete with a reflecting pond and specimen tree, introduces the elevated cast-in-place concrete wall that extends from the entrance to the interior. Natural wood ceilings inside also extend over fixed panes of glass into the roof eaves to connect the front entry to the rest of the house.

According to the firm, the home's main living spaces were treated as one large glass volume and then layered with solid mass, such as the concrete wall. The double-height living room features a 12-foot custom fireplace clad in steel paneling, while the open-concept kitchen conceals a butler's pantry behind the range wall. Expansive window walls

with exposed steel elements open both areas to the adjacent exterior patio with an outdoor kitchen, infinity pool, and spa.

Built as an entertainment home, the clients included three bedrooms, plus a gym and office for five potential bedrooms, five bathrooms, and two powder rooms. An eye-catching concrete and glass wine feature wall separates the kitchen and dining area from the speakeasy-esque lounge, complete with its own bar and seating area.

Upstairs in the master suite, the designers chose a minimalist European concept for the bedroom coupled with a resort-style master bath.

Its design and construction by RDM General Contractors didn't go unnoticed. The project was awarded Best Custom Home, 4,000 to 8,000 square feet by the Gold Nugget judges for its "terrific balance of solid and void, transparency and privacy, and a wonderful blend of thoughtful materials that give it a 'timeless modernity' that should stand the test of time."—S.G.

Manolo Langis

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی





< BEST INDOOR-OUTDOOR LIFESTYLE >

ARCHITECT/DESIGNER > ROBERT HIDEY ARCHITECTS / BUILDER > TOLL BROTHERS / SIZE > 4,866 SQUARE FEET / COST > \$3.5 MILLION

ROLLING HILLS



> NESTLED BETWEEN THE LOS ANGELES SKYLINE and the San Gabriel Mountains, Toll Brothers' Olgiate model in its Rolling Hills Estates luxury community embraces a double-height grand entry that creates an unobstructed view to the outdoor living space and gardens in the rear.

The home's two-story floor plan, by Robert Hidey Architects, features 4,866 square feet of space, five to six bedrooms, five and half baths, and two separate garages. To create additional volumetric impact, the firm added a generous two-story space in the adjacent main dining area as well. With soaring ceilings in the front and back, the team had an opportunity to add dual staircases in the foyer and a floating walkway upstairs to bridge the master suite wing to the other bedrooms.

Each secondary bedroom includes its own walk-in closet and private full bath, while the master boasts a covered back deck, dual walk-in closets, and deluxe master bath.

On the main level, the kitchen, equipped with a private prep area, connects the living room to the central dining area. Through the use of large stackable sliders and expansive window openings, all three living areas open to the wraparound outdoor living space, including covered living and dining rooms, a pool, and a lap pool.

"We developed the exterior spaces as extensions of the interior rooms," says David Dilettoso, senior project director at Robert Hidey Architects. "The large amounts of glass from picture windows and expansive stacking doors not only bring natural light into the home, but also allow for a seamless transition between indoors and outdoors." —S.G.

Chris Mayer Photography



MULTIFAMILY LEADERS

Gold Nugget single-family winners represent only a fraction of the 50-plus projects that are recognized each year at the West Coast-based awards program. Below is a collection of multifamily communities that also received Grand status for their innovative designs, planning, or development.

1 **Mosaic Gardens at Westlake**
BEST AFFORDABLE HOUSING COMMUNITY, 60 DU/ACRE OR MORE
Los Angeles



2 **Promontory at Civita**
BEST MULTIFAMILY HOUSING COMMUNITY, 15-30 DU/ACRE
San Diego



3 **Trilogy in Summerlin**
BEST MULTIFAMILY HOUSING COMMUNITY, UNDER 15 DU/ACRE
Las Vegas



4 **Sitka**
BEST INNOVATIVE ENERGY DESIGN
Seattle



5 **Talaria**
BEST MIXED-USE PROJECT
Burbank, Calif.



6 **The Residences at Pacific City**
MULTIFAMILY COMMUNITY OF THE YEAR
Huntington Beach, Calif.



Photos: 1. Benny Chan; 2. Eric Figge; 3. Chris Mayer; 4. Christophe Servieres; 5. Michael Arden; 6. Slav Zatoka

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy





< FURTHER COVERAGE > To view a complete list of the 2019 Gold Nugget winners, visit goldnuggetawards.com

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





Ray Meadows

< SINGLE-FAMILY, 2,500 TO 2,999 SQUARE FEET >

ARCHITECT/DESIGNER > DAHLIN GROUP ARCHITECTURE PLANNING / BUILDER > QUADRANT HOMES

SIZE > 2,751 SQUARE FEET / COST > \$1.1 MILLION TO \$1.39 MILLION

> SHARP, YET SIMPLE, EXTERIOR LINES WELCOME guests to Quadrant Homes' Ray Meadows neighborhood outside Seattle. Located just miles away from scenic parks, shopping centers, and the Microsoft Millennium Campus, the 27-home community in Bellevue, Wash., is also sited near generous open green space. By utilizing zipper lots, the builder exposed many of the homes to the landscape and provided outdoor living spaces with either a private side yard or enhanced driveway area.

Although the surrounding area is overwhelmed with traditional-style homes, the architecture firm Dahlin Group Architecture Planning designed the two-story dwellings, starting at 2,750 square feet, with contemporary touches, including the exterior corrugated metal siding, board-form concrete manufactured stone, and stained siding.

The long, narrow first-floor plan includes a combined open kitchen, dining, and great room with warm wood hues throughout. A first-level study, or bedroom, offers a multigenerational option. High ceilings and large window openings were purposefully added to allow abundant natural light to flow through the home on even the gloomiest Seattle day.

On the second floor, the movement of light continues from the spacious backside master bedroom to the master bath through an interior window. Two additional bedrooms are housed in the front, and an optional loft or fourth bedroom sits near the light-filled stairway with built-in work areas.

According to the builder, "this plan and community resonated with buyers who were intrigued by the different take on design, low-maintenance yards, and its stellar location."—S.G.

Image Arts Photography

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



Up Your Sales and Marketing Game



With new technologies and more informed and demanding buyers than ever, how do you stand out from the crowd and let people know your homes and services are the ones they want?

NAHB's Education live online course, **Marketing and Sales for Building Professionals**, demonstrates the latest marketing and sales tools available today to help you engage and motivate potential customers, clients and referral partners to choose your services.

Register today at
nabb.org/liveonline



Sponsored by



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



BUILDER INTEL



LUXURY HOME LOOK, AFFORDABLE HOME PRICE

A new allure of vinyl siding colors offers builders a powerful way to differentiate their homes.

Differentiating your brand in a fast-moving housing market is a tricky task these days.

Rising labor and materials costs, tariffs, savvy competitors, smart home technology, shifting home buyer preferences, just to name a few variables, makes home building ... well, interesting.

Today some home builders have found a way to adapt to changing tastes without disrupting familiar floor plans, building methods, price points, budgets, and margins. That's where color comes in ... specifically, exterior color.

Staying current with on-trend exterior colors is an effective way to continually revitalize a home building brand. Yet even exterior color has its challenges. A drive through a luxury home community often reveals homes with darker, more sophisticated grays, blues, red, greens, and browns. Cladding materials common to high-end custom homes like wood, fiber cement, stucco, or insulated metal paneling do a fine job displaying robust, saturated colors.

Where does this leave affordable home builders? How can they use on-trend colors to differentiate their homes? Shawn Hardy has given those questions a lot of thought. Hardy, senior vice president and general manager of integrated products at Alside, believes affordable home builders can use bolder, richer colors home buyers prefer without sacrificing budget and building practice.

"When there's a lot of construction going on, builders do everything they can to differentiate their homes. Color is a top way to do it," Hardy says. "In slower markets, home builders look to stand



out from an older, established inventory. Again, color is a great differentiator." Hardy suggests home builders keep at least four factors in mind:

- 1. Risk Reduction.** Think evolution, not revolution, Hardy advises. "Consider hues that have evolved from proven, popular colors. The growth areas are grays and blues. Red, green and brown should be more evolutionary, more contemporary."
- 2. Passé Pastels.** Dark, saturated colors are on the rise. A glance through Houzz or Pinterest affirms that. "There was a time when economical cladding materials like vinyl siding wasn't in that conversation.

With vinyl siding you could pick white, clay, or one of 10 different shades of tan," Hardy adds. "Advances in pigment and PVC compounds or vinyl compounds have changed all that."

- 3. Low Cost Differentiator.** Hardy cites examples like Alside's new Explorer Collection of deep saturated vinyl siding hues as a superb example of reimagined cladding options. The Explorer Collection offers home builders a luxury home exterior color at an affordable vinyl cladding price. "These colors are not typical in this cladding," Hardy reports. "Builders, without a huge increase in cost, can now safely build in the darker color space and create differentiated homes."

- 4. Buyer-Friendly.** Alternative cladding options often represent costly ongoing maintenance issues. That goes away with vinyl siding with baked-in, no-paint color. Hardy also points out vinyl siding doesn't carry the burden for moisture mitigation, simplifying installation and training, huge considerations for labor-strapped builders.

"Can the right color mean an extra \$5,000 or \$10,000 to a builder? That's hard to say. But I know it's a big all-around advantage to have affordable, high-value color options," explains Hardy. "It's a luxury home look without the luxury home price."

To learn more, including tools to visualize your home designs in Explorer Collection colors, visit www.alside.com/color-design/color-palettes/

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



WE CAN HELP YOU BREAK YOUR OLD VINYL WINDOW HABITS.

ENDURE™ WINDOWS USE A THERMAL REINFORCEMENT 700x MORE EFFICIENT.

When Performance Matters.
provia.com/700x

ProVia
 THE PROFESSIONAL WAY
 Doors | Windows | Siding | Stone

remodeling **BRAND** #1 Quality Rating Vinyl Windows
 2019 LEADER

Builder HOUSE PLANS



You're a Pro.
 Shop for House Plans Like One.

The Builder Advantage Club is free to join and only open to building professionals.

- Save \$\$\$ on multiple purchases (up to 20%!)
- Be included in our Builder Directory
- Receive a dedicated phone line and specialist

Sign up today by calling 855.598.5169 or at www.builderhouseplans.com/resource/builder-advantage-program

Builder

builderonline.com

breaking industry news, local housing data, product reviews, house plans, education and more.

hanleywood



hanleywood HOUSE PLANS NETWORK

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy

Builder

HOUSE PLANS

presented by **hanleywood**



37 HOT HOME
PLANS INCLUDING:

- Builder-Friendly Designs
- Chic Farmhouse Favorites
- Simple Open Layouts
- Craftsman-Style Curb Appeal
- Easy Indoor-Outdoor Living

See this stylish
home on page 4

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



Order online at **builderhouseplans.com** or call **1.800.634.4773**

BuilderHousePlans.com is owned and operated by Hanley Wood, the premier information, media, event, and strategic marketing services company serving the residential and commercial design and construction industries.

With more than 65 years of experience in the stock home plans industry, our Home Plans Group is the market leader in providing high-quality, high-value, pre-drawn home plans. We operate six e-commerce websites including builderhouseplans.com, eplans.com, and houseplans.com.

Why Shop at BuilderHousePlans.com?



The Lowest Price, Guaranteed!

If you find the same plan elsewhere for a better price, we'll match it.

Discounts for Professional Builders

Our Builder Advantage program rewards you for repeat purchases – up to 15% off!

Free Shipping!

We offer FREE ground shipping, and FREE modification quotes for most plans.

28,000+ Designs from More Than 300 Designers

Our vast selection of high-quality plans means you're sure to find the perfect plan.

We're the Industry's #1 Choice

Professional builders buy more plans from us than from anyone else.

Experienced Customer Service Team

Have questions? Our experienced customer service representatives can help. Just call, email, or visit **www.builderhouseplans.com** to chat with a live person.



Satisfaction Guaranteed

We offer the best exchange policy in the industry, so you can buy with confidence.

ADDITIONAL SERVICES:

Modifications

Our full-service design professionals can customize just about any plan that is available in Repro, PDF, or CAD format. A cost estimate can be provided within two business days, and is free for most plans.

Cost-to-Build Reports

Compiled from real-world market information supplied by industry professionals, the construction cost data used in our reports is currently produced for over 430 geographic and economic markets. Each estimate is made to order for the house plan, construction quality, and postal code you choose.

ADDITIONAL PRODUCTS:

Many plans include the following options:

- Right-Reading Reverse**
- Materials List**
- Alternate Foundations**
- Alternate Wall Framing**

We also offer:

- Garage Plans**
- Deck Plans**
- Landscape Plans**
- Outbuilding and Project Plans**



Important

Building Codes and Zoning Requirements

Each plan was designed to meet or exceed the

requirements of a nationally recognized model building code in effect at the time and place the plan was drawn. However, plans may need to be modified to comply with local requirements. In addition, you may need to obtain permits or inspections from local governments before and in the course of construction.

Architectural and Engineering Seals

Some cities and states require that a licensed architect or engineer review and seal a blueprint prior to construction. Before applying for a building permit or starting construction, you must consult your local building official who can tell you if such a review is required.

Nevada residents

Nevada law requires your plans to be redrawn by a Nevada-registered professional. Consult

your local building official for more information.

Disclaimer

Our licensed designers have put substantial care and effort into the creation of their blueprints. However, because we cannot provide on-site consultation, supervision, and control over actual construction, and because of the great variance in local building requirements, building practices, and soil, seismic, weather, and other conditions, we make no warranty of any kind, expressed or implied, with respect to the content or use of the blueprints, including but not limited to any warranty of merchantability or fitness for a particular purpose. Photographed homes may have been modified from original design. Please check floor plans carefully. Items, prices, terms and conditions are subject to change without notice.

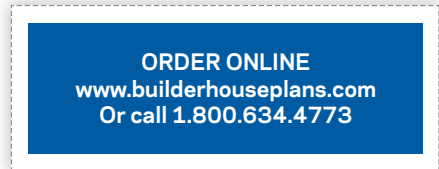
Copyright

These designs are intellectual property and as such are protected under the terms of United

States copyright law. It is ILLEGAL to do any of the following:

- Copy designs or floor plans from any publication, electronic media, or existing home
- Make copies of or modifications to your plan (unless you have purchased a package that includes a license to do so)
- Build more than one home from your plan (unless you have purchased a multiple or unlimited use license)

Any of these actions may incur substantial penalties. Avoid legal action by purchasing any home plan that you intend to use in any way, along with the proper license for your intended use.



Builder

HOUSE PLANS

HANLEYWOOD CONSUMER MEDIA

**Senior Vice President/Strategic
Marketing Services and Consumer Media**

Jennifer Pearce

General Manager Arend Spaeth

EDITORIAL

(CONSUMEREDITORS@HANLEYWOOD.COM)

**Director, e-Commerce Marketing,
Merchandising, and Content**

Aurora Zeledon

Content Manager

Courtney Pittman

Senior Director, Print Production

Cathy Underwood

GRAPHIC DESIGN

Senior Art Director Megan McCloud

Art Director Norah McCann

For media kits, please visit
www.hanleywood.com or contact
phernandez@hanleywood.com,
202.736.3381.

For all other inquiries, contact
azeledon@hanleywood.com.

Builder House Plans is published by Hanley Wood Media, Inc. Editorial and Corporate Offices: 1152 15th Street NW, Suite 750; Washington, DC 20005. All floor plans and elevations are copyrighted by the individual designers and may not be reproduced by any means without permission. All text and illustrative material as a whole copyright © 2019 by Hanley Wood Media, Inc. All rights reserved. Printed in the United States of America.

CONTENTS



12



20



29

- 4. Feature Home: Stunning Modern Home**
- 6. Feature Home: Flexible and Storage-Filled**
- 8. Builder-Friendly Designs**
- 12. Chic Farmhouse Favorites**
- 19. Simple Open Layouts**
- 23. Craftsman-Style Curb Appeal**
- 28. Easy Indoor-Outdoor Living**

See the contemporary cover home on page 4.

Order online at builderhouseplans.com or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



Feature Home



PLAN CODE: 1042-19

Style: Contemporary **CAD:** \$2,600

Square Footage: 3,334 **PDF:** \$1,300

Bedrooms: 4

Bathrooms: 3.5

Dimensions:
94' 2" x 53' 5"

Foundation: CrawlSpace

Order online at builderhouseplans.com or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy

hanleywood
HOUSE PLANS





STUNNING MODERN HOME

The clean lines of this contemporary home strike a warm balance between traditional and modern styling. Inside, you will find an open layout and a versatile guest room on the main floor, with a full bathroom just a step away for the convenience of visitors. A covered porch flows seamlessly into the gracious great room, while large windows provide scenic views and plenty of natural light. Use the rec room for a home office or as a playroom, art studio, craft space, etc.

Photos courtesy of Alivestudios.com. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

Feature Home



PLAN CODE: 430-192

Style: European

5-SET: \$1,245

Square Footage: 2,854

CAD: \$1,895

Bonus Space: 642

PDF: \$1,095

Bedrooms: 3

Bathrooms: 2

Dimensions:

81' 4" x 68' 4"

Foundation:

Crawlspace/Slab

Order online at builderhouseplans.com or call 1.800.634.4773

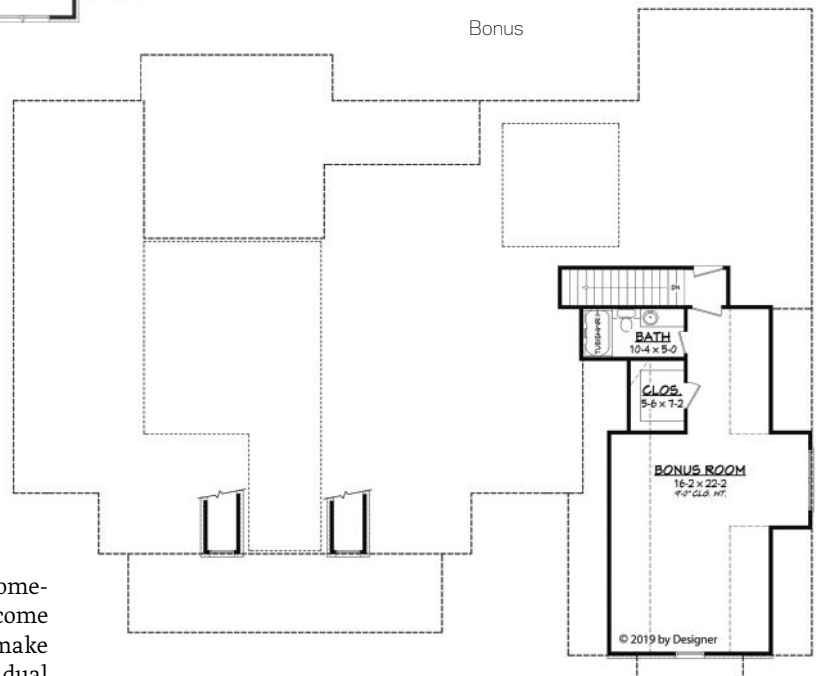
آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy

hanleywood
HOUSE PLANS





FLEXIBLE AND STORAGE-FILLED

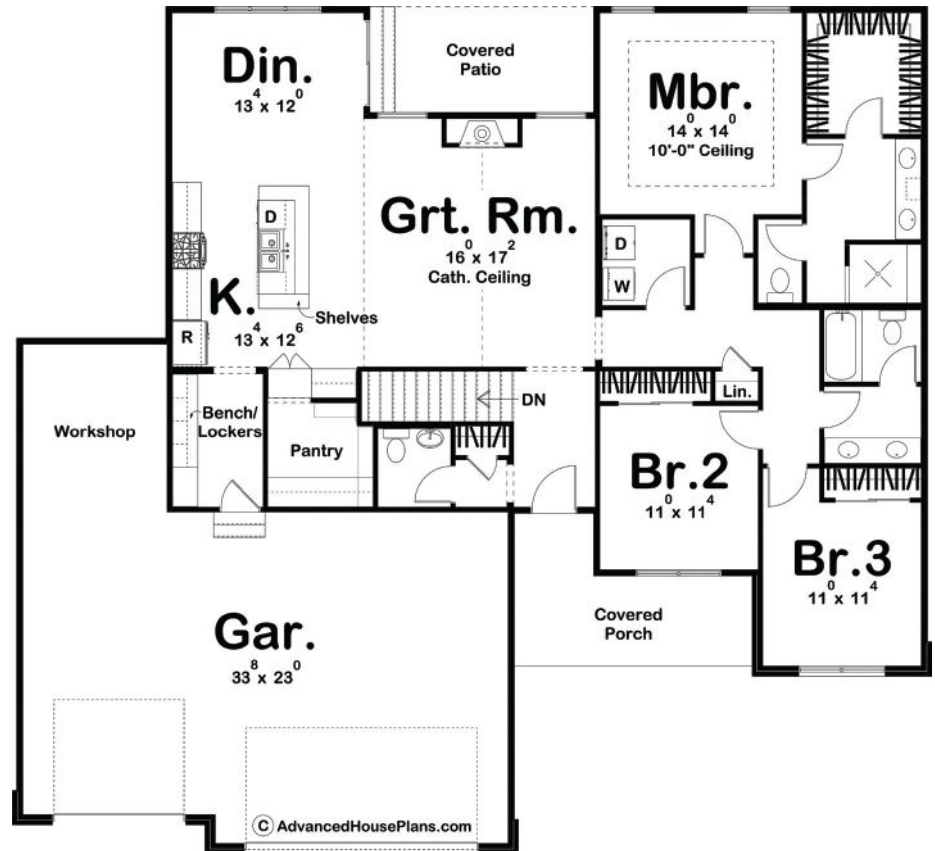
This one-story design features a range of useful features that homeowners will love. A flex space near the front of the home could become a home office, playroom, or craft zone. Lockers in the mudroom make it easy for kids to stash their school supplies. In the master suite, dual walk-in closets deliver plenty of room for organization. And the walk-in pantry holds more than enough groceries.

Photos courtesy of Jason Breland. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.



SWEET CURB APPEAL

This sweet home design gives owners plenty of curb appeal and a very modern, open layout inside. The island kitchen flows into the great room, so it's easy to hang out with family and friends while putting the finishing touches on dinner. All the bedrooms reside on the right side for extra privacy. The master suite includes a large walk-in closet and dual sinks. A spacious laundry room keeps chaos at bay, while a rear covered patio makes relaxing easy.



PLAN CODE: 455-222

Style: Farmhouse

CAD: \$1,400

Square Footage: 1,906

PDF: \$900

Bedrooms: 3

Bathrooms: 2.5

Dimensions: 63' x 59'

Foundation: Basement

Order online at builderhouseplans.com or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Builder-Friendly Designs



SPACIOUS AND MODERN

With excellent flow and a modern layout, this contemporary home makes living easy. Next to the kitchen, check out the spacious outdoor living space that practically calls out for porch chairs, lemonade, and summer days. Inside, a large island kitchen is nestled between the family room and dining area for a relaxed vibe. Upstairs, the generous master suite boasts dual closets, while two additional bedrooms share a Jack-and-Jill bath. A convenient laundry room and sitting area also reside on this level. Need more space? The future finished basement sports another family room, guest room, bath, and workshop.

Photos courtesy of Ashley Avila Photography. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

PLAN CODE: 928-296

Style: Contemporary

Square Footage: 2,368

Bedrooms: 3

Bathrooms: 2.5

Dimensions: 26' x 48'

Foundation: Daylight Basement

CAD: \$3,495

PDF: \$1,495

Order online at builderhouseplans.com or call 1.800.634.4773

hanleywood
HOUSE PLANS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دگوراسیون داخلی

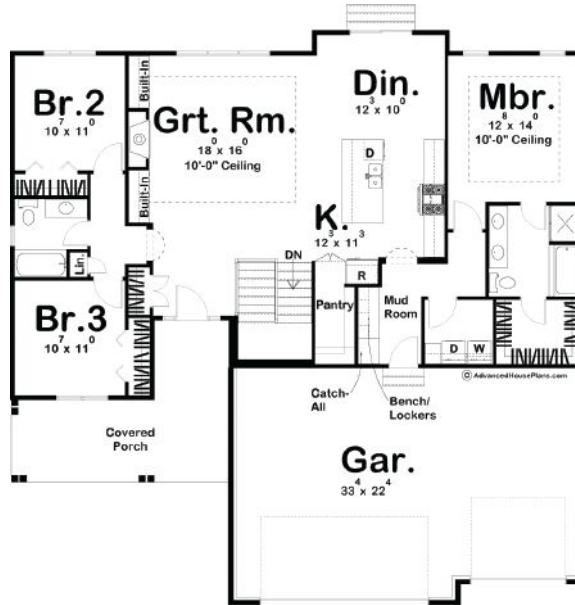
Enekas.Academy

Enekas.Academy



PLAN CODE: 455-223

Style: Cottage CAD: \$1,400
 Square Footage: 1,701 PDF: \$900
 Bedrooms: 3
 Bathrooms: 2
 Dimensions: 55' x 55'
 Foundation: Basement/Pier



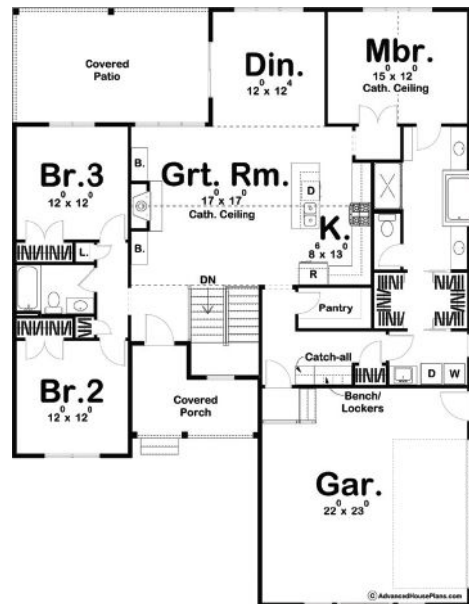
Order online at builderhouseplans.com
 or call 1.800.634.4773

RELAXED ONE-STORY



PLAN CODE: 455-216

Style: Farmhouse CAD: \$1,400
 Square Footage: 1,797 PDF: \$900
 Bedrooms: 3
 Bathrooms: 2
 Dimensions: 49' x 64'
 Foundation: Basement



Order online at builderhouseplans.com
 or call 1.800.634.4773

EASYGOING FLOW

Builder-Friendly Designs



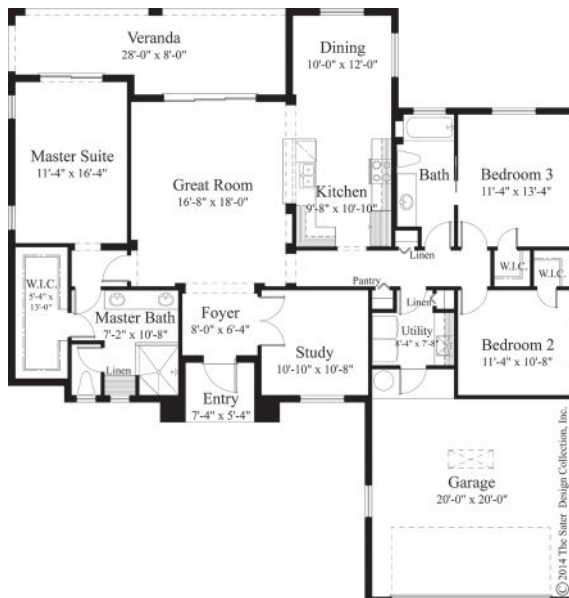
PLAN CODE: 929-428

Style: Craftsman	5-SET: \$900
Square Footage: 1,473	8-SET: \$965
Bonus Space: 297	REPRO: \$1,170
Bedrooms: 3	CAD: \$2,065
Bathrooms: 2	PDF: \$1,170
Dimensions: 53' 4" x 49' 8"	

Order online at builderhouseplans.com or call 1.800.634.4773

SIMPLE AND OPEN

Photos courtesy of G. Frank Hart Photography. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.



PLAN CODE: 930-451

Style: Contemporary	REPRO: \$963
Square Footage: 1,808	CAD: \$1,635
Bedrooms: 3	PDF: \$963
Bathrooms: 2	
Dimensions: 57' 4" x 60'	
Foundation: Stem Wall Foundation	

ABUNDANT STORAGE

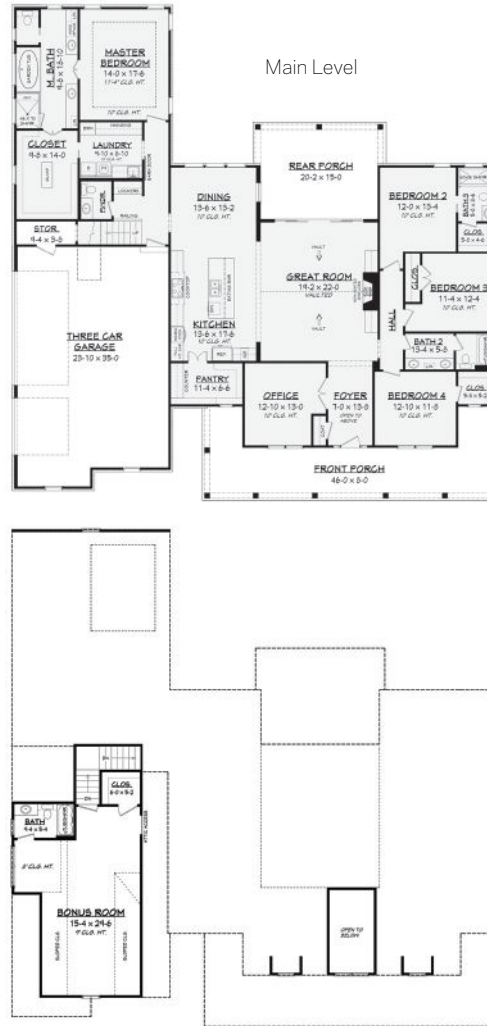
Order online at builderhouseplans.com or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دگوراسیون داخلی



WELCOMING FRONT PORCH

This fresh farmhouse design greets you with a welcoming front porch, open-concept living spaces, and a flexible bonus room over the spacious three-car garage. The main living space offers vaulted ceilings and large sliding doors that access the grand outdoor entertaining area. A well-equipped kitchen boasts a large island, eating bar, and walk-in pantry. On the left side of the floor plan, the private master suite features dual vanities, a soaking tub, a shower, and a huge walk-in closet that connects directly to the laundry room.



PLAN CODE: 430-175

Style: Farmhouse
Square Footage: 2,926
Bonus Space: 606
Bedrooms: 4
Bathrooms: 3.5
Dimensions: 76' x 77' 8"
Foundation: Crawlspace/Slab

5-SET: \$1,245
CAD: \$1,895
PDF: \$1,095

Order online at builderhouseplans.com or call 1.800.634.4773

Chic Farmhouse Favorites



SLEEK DESIGN WITH SMART FEATURES

This elegant plan features generous bedrooms, open gathering areas, and tons of handy storage. For example, check out the master suite's big walk-in closet, which opens to both a safe room and the laundry room. In the kitchen, a large pantry holds a family-size load of groceries. Another perk? Each secondary bedroom also boasts a walk-in closet, with linen storage in the nearby hallway. Don't miss the spacious workshop in the garage.

Photos courtesy of Jason Breland. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

PLAN CODE: 430-191

Style: Farmhouse

Square Footage: 2,652

Bonus Space: 669

Bedrooms: 3

Bathrooms: 2.5

Dimensions: 76' x 78' 8"

Foundation: Crawlspace/Slab

5-SET: \$1,245

CAD: \$1,895

PDF: \$1,095

Order online at builderhouseplans.com or call 1.800.634.4773

hanleywood
HOUSE PLANS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



PLAN CODE: 51-1144

Style: Farmhouse	5-SET: \$1,719
Square Footage: 2,480	8-SET: \$2,009
Bedrooms: 4	REPRO: \$2,116
Bathrooms: 3.5	CAD: \$2,723
Dimensions: 69' x 59' 6"	PDF: \$2,040
Foundation: Basement	



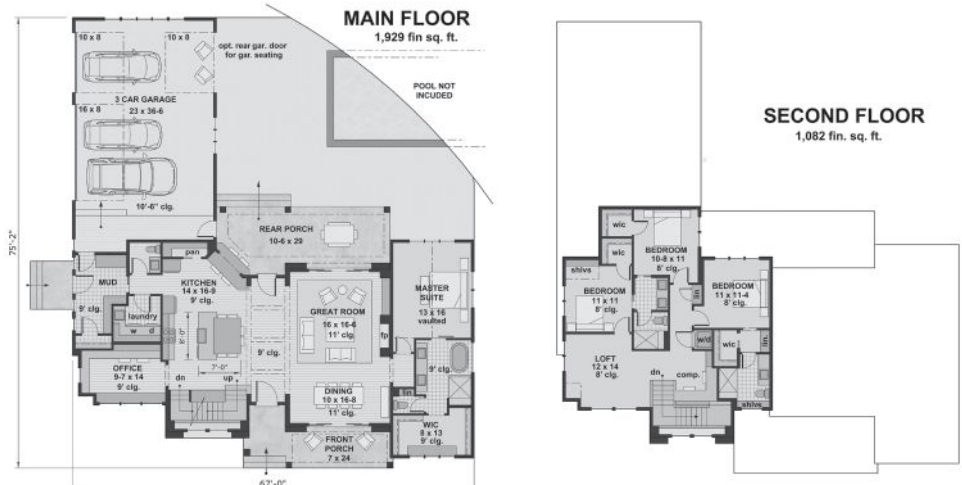
Order online at builderhouseplans.com
or call 1.800.634.4773

UNIQUE SNACK BAR



PLAN CODE: 51-1139

Style: Farmhouse	5-SET: \$1,719
Square Footage: 3,011	8-SET: \$2,009
Bedrooms: 4	REPRO: \$2,116
Bathrooms: 3.5	CAD: \$2,723
Dimensions: 67' x 75' 2"	PDF: \$2,040
Foundation: Basement/ Crawlspace	



Main Level

Second Level

Order online at builderhouseplans.com
or call 1.800.634.4773

LARGE KITCHEN ISLAND

Chic Farmhouse Favorites



Main Level



Second Level



PLAN CODE: 51-1130

Style: Farmhouse	5-SET: \$1,718
Square Footage: 2,528	8-SET: \$2,008
Bonus Space: 430	CAD: \$2,722
Bedrooms: 4	PDF: \$2,039
Bathrooms: 3.5	
Dimensions: 72' x 65' 2"	
Foundation: Basement/Crawlspace	

COOL MODERN FEATURES

Order online at builderhouseplans.com or call 1.800.634.4773

Main Level



Lower Level



PLAN CODE: 928-303

Style: Farmhouse	CAD: \$3,495
Square Footage: 3,445	PDF: \$1,495
Bedrooms: 4	
Bathrooms: 3.5	
Dimensions: 64' x 72'	
Foundation: Daylight Basement	

GENEROUS OUTDOOR LIVING

Order online at builderhouseplans.com or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



PLAN CODE: 929-1064

Style: Farmhouse	5-SET: \$1,110
Square Footage: 2,885	8-SET: \$1,175
Bonus Space: 576	REPRO: \$1,475
Bedrooms: 4	CAD: \$2,670
Bathrooms: 3.5	PDF: \$1,475
Dimensions: 46' x 64'	



Main Level



Second Level

Order online at builderhouseplans.com
or call 1.800.634.4773

TRENDY AND CLASSIC

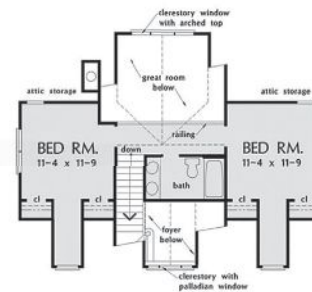


PLAN CODE: 929-1062

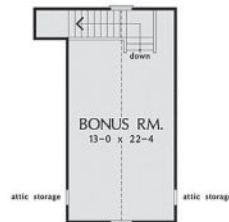
Style: Farmhouse	5-SET: \$945
Square Footage: 1,963	8-SET: \$1,010
Bonus Space: 380	REPRO: \$1,245
Bedrooms: 3	CAD: \$2,215
Bathrooms: 2.5	PDF: \$1,245
Dimensions: 78' 4" x 51' 4"	



Main Level



Second Level



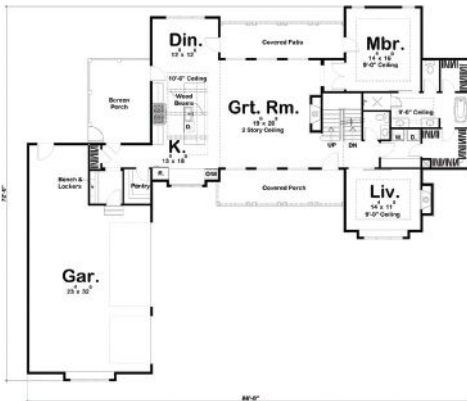
Order online at builderhouseplans.com
or call 1.800.634.4773

PORCH PARADISE

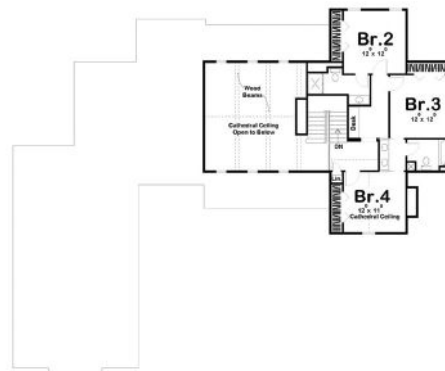
Chic Farmhouse Favorites



Main Level



Second Level



PLAN CODE: 455-207

Style: Farmhouse
Square Footage: 2,768
Bedrooms: 4
Bathrooms: 3.5
Dimensions: 86' x 72'
Foundation: Basement

CAD: \$1,500
PDF: \$1,000

HOT CURB APPEAL

Order online at builderhouseplans.com
 or call 1.800.634.4773

Main Level



Second Level



PLAN CODE: 120-261

Style: Farmhouse
Square Footage: 2,214
Bedrooms: 3
Bathrooms: 2.5
Dimensions: 73' 2" x 61' 2"
Foundation: Slab

5-SET: \$995
8-SET: \$1,145
REPRO: \$1,245
CAD: \$1,995
PDF: \$1,245

STYLISH OUTDOOR FIREPLACE

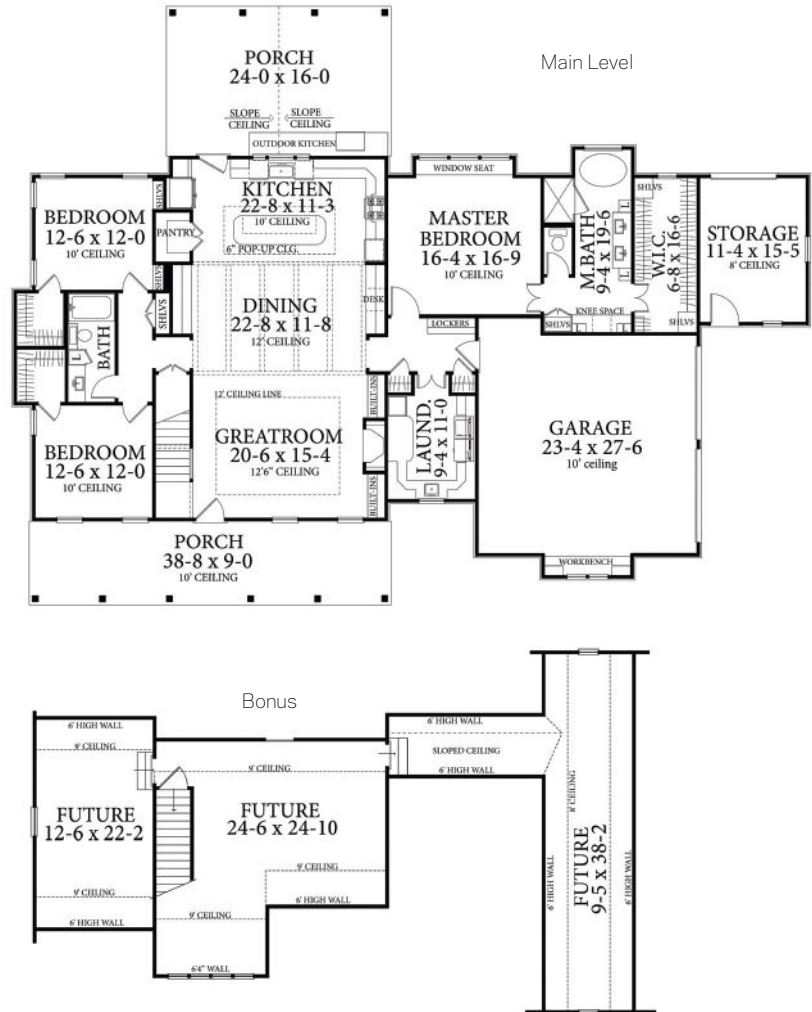
Order online at builderhouseplans.com
 or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



ROOM FOR FUTURE EXPANSION

This 2,252 square-foot home feels totally contemporary inside, with an open layout that flows from the great room to the relaxed dining area and into the kitchen. Then, step out from the kitchen to linger on the big back porch, where an outdoor kitchen makes entertaining a breeze. The master suite shows off a window seat, walk-in closet, and five-piece bathroom. Upstairs, several large bonus areas invite future expansion.



PLAN CODE: 406-9653

Style: Farmhouse

Square Footage: 2,252

Bonus Space: 1,341

Bedrooms: 3

Bathrooms: 2

Dimensions: 85' x 64'

Foundation: Slab

5-SET: \$1,045

8-SET: \$1,145

CAD: \$2,000

PDF: \$1,200

Order online at builderhouseplans.com or call 1.800.634.4773

Simple Open Layouts



MODERN LAYOUT WITH SMART AMENITIES

Stylish and relaxed, this charming home design presents a modern layout with smart amenities. Check out the open floor plan with raised ceilings, where a large island kitchen sports a walk-in pantry. Just off the two-car garage, lockers keep things nice and organized during busy transitions. Tucked away to the right of the floor plan, the private master suite shows off two sinks and a spacious walk-in closet.

Photos courtesy of Flanagan Builders. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

PLAN CODE: 430-183

Style: Southern

Square Footage: 1,875

Bedrooms: 4

Bathrooms: 2

Dimensions: 59' 4" x 59' 6"

Foundation: Crawlspace/Slab

5-SET: \$1,145

CAD: \$1,795

PDF: \$995

Order online at builderhouseplans.com or call 1.800.634.4773

hanleywood
HOUSE PLANS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



PLAN CODE: 430-169

Style: Ranch

5-SET: \$1,195

Square Footage: 2,404

CAD: \$1,845

Bonus Space: 384

PDF: \$1,045

Bedrooms: 4

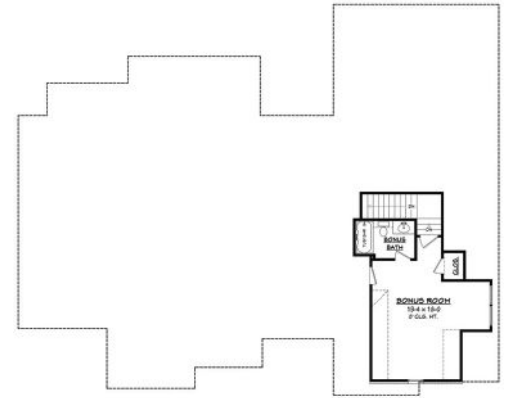
Bathrooms: 2.5

Dimensions:
72' 6" x 59'

Foundation:
Crawspace/Slab

Order online at builderhouseplans.com
or call 1.800.634.4773

Photos courtesy of Jason Breland. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.



Bonus

ROOM FOR ENTERTAINING



PLAN CODE: 51-1131

Style: Farmhouse

5-SET: \$1,718

Square Footage: 2,241

8-SET: \$2,008

Bonus Space: 591

REPO: \$2,115

Bedrooms: 3

CAD: \$2,722

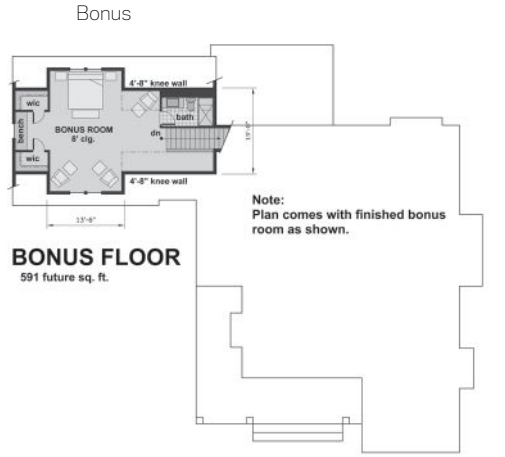
Bathrooms: 2.5

PDF: \$2,040

Dimensions:
82' x 71'

Foundation: Basement/
Crawspace

Order online at builderhouseplans.com
or call 1.800.634.4773



Main Level

SUPER-OPEN LAYOUT

Simple Open Layouts



Main Level



Second Level



PLAN CODE: 928-9

Style: Bungalow

PDF: \$1,495

Square Footage: 2,175

Bedrooms: 3

Bathrooms: 3

Dimensions:
30' x 52'

Foundation: Basement

Order online at builderhouseplans.com or call 1.800.634.4773

Photos courtesy of David Leale. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

DESIGNED FOR TIGHT LOTS

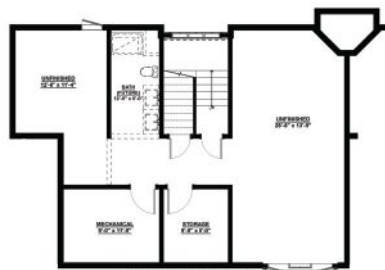
Main Level



Second Level



Lower Level



PLAN CODE: 928-314

Style: Cottage

CAD: \$2,995

Square Footage: 2,415

PDF: \$995

Bedrooms: 5

Bathrooms: 3

Dimensions:
32' x 52'

Foundation: Daylight Basement

Order online at builderhouseplans.com or call 1.800.634.4773

CONVENIENT MUDROOM

hanleywood HOUSE PLANS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy





PLAN CODE: 895-108

Style: Modern	5-SET: #950
Square Footage: 1,639	8-SET: #1,100
Bedrooms: 3	REPRO: \$1,250
Bathrooms: 2	CAD: \$2,500
Dimensions: 52' x 81' 8"	PDF: \$1,250



Order online at builderhouseplans.com
or call 1.800.634.4773

MODERN AND SIMPLE



PLAN CODE: 406-9654

Style: Cottage	5-SET: \$1,045
Square Footage: 2,298	8-SET: \$1,145
Bedrooms: 4	CAD: \$2,000
Bathrooms: 2.5	PDF: \$1,200
Dimensions: 64' 4" x 74' 8"	
Foundation: Slab	



Order online at builderhouseplans.com
or call 1.800.634.4773

OLD-FASHIONED CURB APPEAL

Craftsman-Style Curb Appeal



LUXURIOUS TOUCHES

This new version of a bestselling plan (the designer's own home!) presents a streamlined layout with lots of luxurious touches and porch space. The open layout displays excellent sightlines from the foyer all the way through the great room, where two sets of French doors open to the large porch. On the right side, the master suite invites you to relax in the upscale bathroom, where you'll find a corner tub and walk-in shower. Two more bedrooms share a hall bath on the opposite side. Other highlights of the home include decorative ceilings, walk-in closets, and a discreet three-car garage.

PLAN CODE: 930-462

Style: Craftsman

Square Footage: 2,337

Bedrooms: 3

Bathrooms: 2.5

Dimensions: 72' x 87' 4"

Foundation: Stem Wall Foundation

REPRO: \$1,239

CAD: \$2,103

PDF: \$1,239

Order online at builderhouseplans.com or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دگوراسیون داخلی

Enekas.Academy

Enekas.Academy

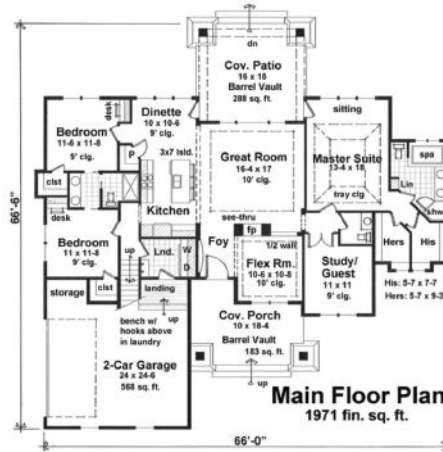
Builder House Plans

Craftsman-Style Curb Appeal

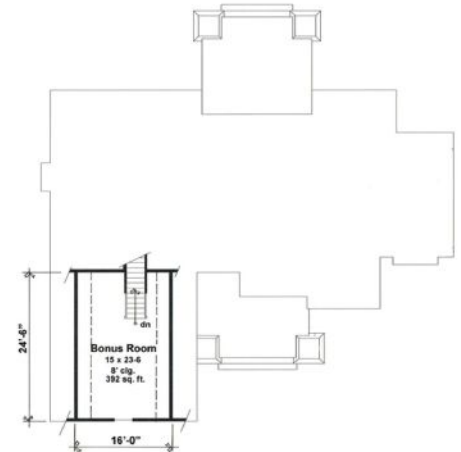


PLAN CODE: 51-552

Style: Craftsman	5-SET: \$1,276
Square Footage: 1,971	8-SET: \$1,705
Bonus Space: 392	REPRO: \$1,584
Bedrooms: 3	CAD: \$2,244
Bathrooms: 2.5	PDF: \$1,568
Dimensions: 66' x 67'	
Foundation: Basement/Crawlspace	



Main Level



Bonus

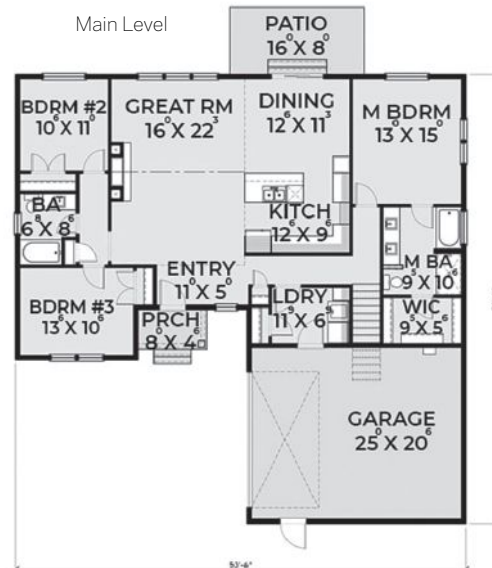
Order online at builderhouseplans.com
or call 1.800.634.4773

CLASSIC CRAFTSMAN STYLE



PLAN CODE: 1070-24

Style: Craftsman	5-SET: \$1,075
Square Footage: 1,702	8-SET: \$1,275
Bonus Space: 366	CAD: \$1,725
Bedrooms: 3	PDF: \$1,275
Bathrooms: 2	
Dimensions: 53' 6" x 53' 6"	
Foundation: Crawlspace	



Bonus



Order online at builderhouseplans.com
or call 1.800.634.4773

IMPRESSIVE MASTER BATH

Photos courtesy of Sheila Say Photography. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Craftsman-Style Curb Appeal



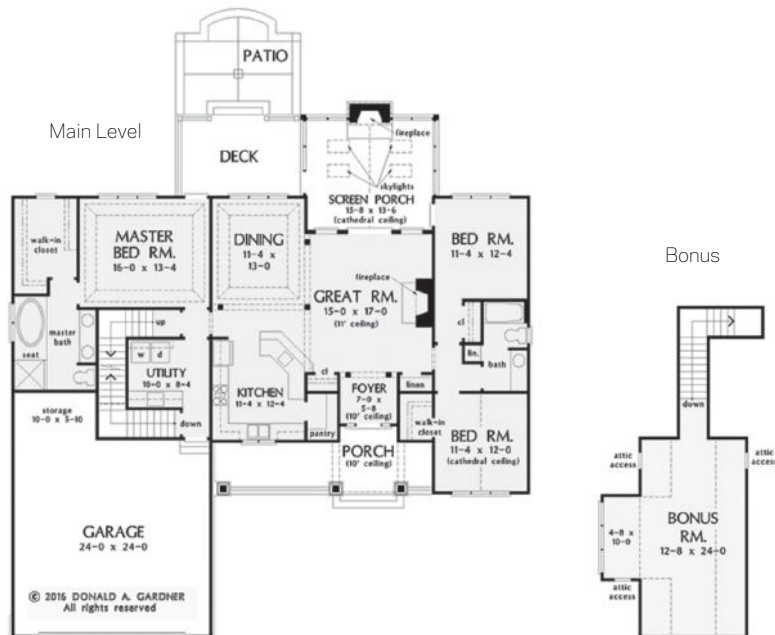
PLAN CODE: 928-318

Style: Craftsman	CAD: \$3,495
Square Footage: 4,135	PDF: \$1,495
Bedrooms: 3	
Bathrooms: 3.5	
Dimensions: 81' 4" x 62'	
Foundation: Walk Out Basement	

Order online at builderhouseplans.com or call 1.800.634.4773

Photos courtesy of M Buck Studio. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

VERY OPEN KITCHEN



PLAN CODE: 929-1038

Style: Craftsman	5-SET: \$1,000
Square Footage: 1,747	8-SET: \$1,075
Bonus Space: 441	REPRO: \$1,335
Bedrooms: 3	CAD: \$2,390
Bathrooms: 2	PDF: \$1,335
Dimensions: 63' 8" x 62' 2"	

Order online at builderhouseplans.com or call 1.800.634.4773

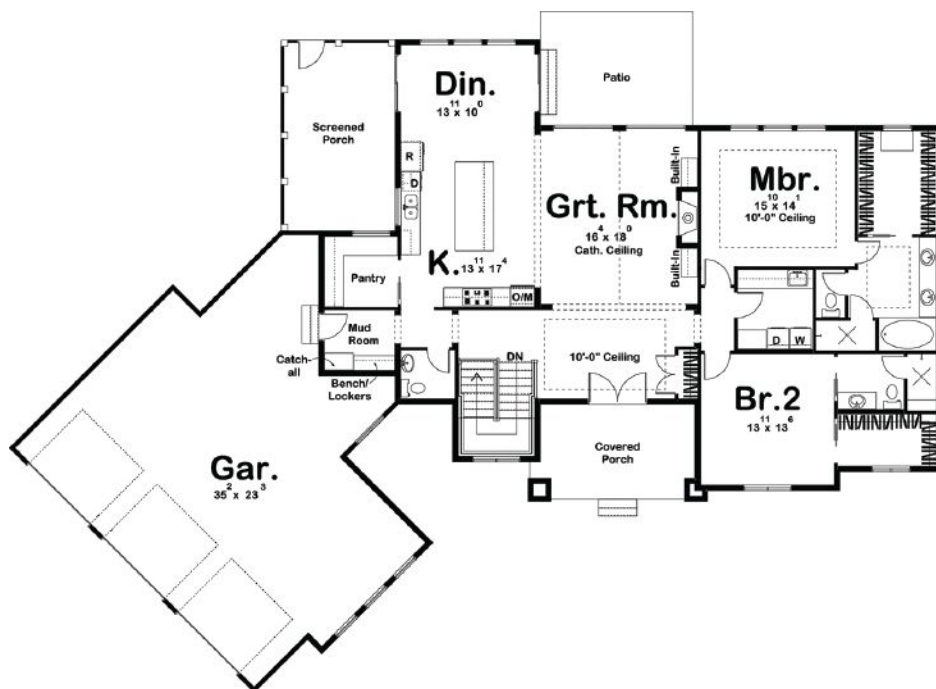
EFFICIENT FLOOR PLAN

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



CLEAN AND CONTEMPORARY

A spacious floor plan with an open layout between the large great room and kitchen make this plan feel clean and contemporary. The well-equipped island kitchen provides plenty of counter space and features a generous walk-in pantry. Need to stay organized? A handy mudroom just off the three-car garage features a bench, lockers, and catch-all space. A screened porch provides a year-round retreat. Don't miss the extra-large walk-in closet in the master suite.



PLAN CODE: 455-212

Style: Craftsman

CAD: \$1,500

Square Footage: 2,172

PDF: \$1,000

Bedrooms: 2

Bathrooms: 2.5

Dimensions: 98' x 69'

Foundation: Basement

Order online at builderhouseplans.com or call 1.800.634.4773

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Craftsman-Style Curb Appeal



BUDGET-FRIENDLY PLAN

Craftsman curb appeal. A simple, budget-friendly open layout. What's not to like? This one-story home gives you a large, open kitchen with a big island. Extra storage in the garage will come in handy to stash lawn equipment and seasonal decorations. The spacious front porch invites cozy porch hangs. Don't miss the private master suite.

Photos courtesy of Home Patterns / The Cottages Building Company. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.

PLAN CODE: 461-54

Style: Craftsman

Square Footage: 1,451

Bedrooms: 3

Bathrooms: 2

Dimensions: 57' x 60'

Foundation: Crawlspace

5-SET: \$945

8-SET: \$925

CAD: \$1,690

PDF: \$845

Order online at builderhouseplans.com or call 1.800.634.4773

hanleywood
HOUSE PLANS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



ELEGANT AND LUXURIOUS

Elegant and luxurious, this family home creates a bright environment. The spacious great room opens to the backyard via two sets of French doors, while the kitchen invites everyone to hang out at the island. Don't miss the jaw-dropping master bathroom on the main level. Upstairs, a loft area would work well as a game room or study, while a bonus room would make a great home office or guest suite. Three additional bedrooms are located on this level. Nice weather? Relax on the rear lanai or the second-level balcony.

Photos courtesy of M E Parker Photography. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.



PLAN CODE: 930-486

Style: European

Square Footage: 3,539

Bonus Space: 497

Bedrooms: 5

Bathrooms: 3 1/2 + 1/2

Dimensions: 63' x 75'

Foundation: Stem Wall Foundation

REPRO: \$2,623

CAD: \$4,641

PDF: \$2,623

Order online at builderhouseplans.com or call 1.800.634.4773



ORGANIC TRAFFIC FLOW

A calm and relaxing lifestyle awaits you in this luxury home plan designed for a narrow lot. A super-open layout promotes community and an organic traffic flow. A generously sized patio boasts an outdoor kitchen and makes entertaining friends and family effortless. Exterior details we love: the corbels, cast stone accents, and concrete barrel roof tiles.

Photos courtesy of Rhett Jarrett/CineVista Media. This home, as shown in the photograph, may differ from the actual blueprints. For more detailed information, please check the floor plans carefully.



PLAN CODE: 930-480

Style: Mediterranean

Square Footage: 2,779

Bedrooms: 3

Bathrooms: 3.5

Dimensions: 45' x 107' 4"

Foundation: Stem Wall Foundation

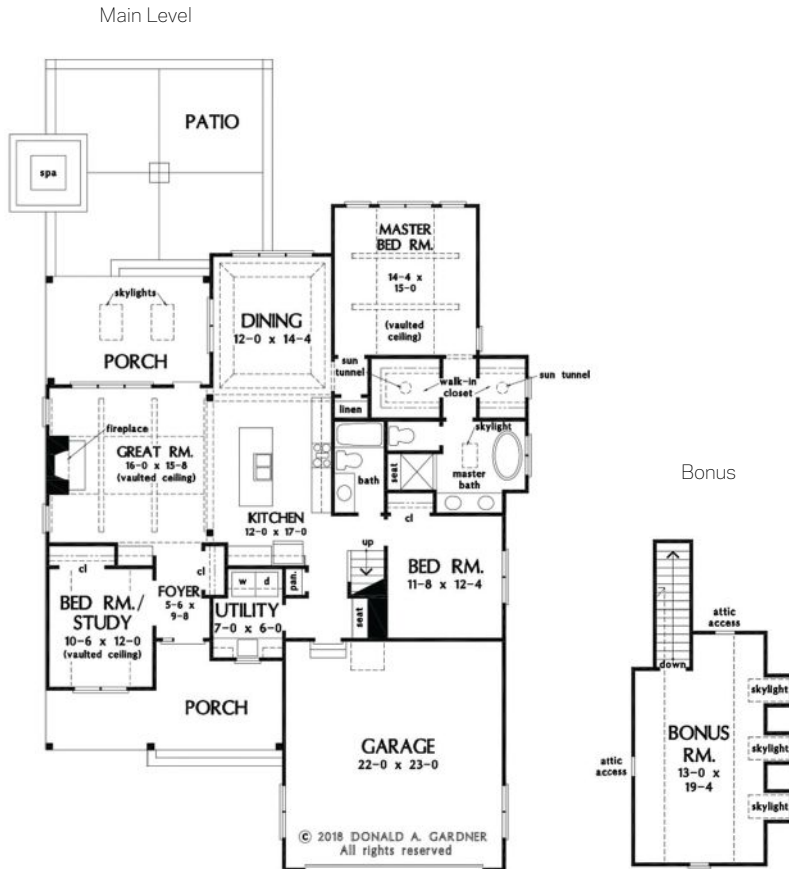
REPRO: \$1,473

CAD: \$2,501

PDF: \$1,473

Order online at builderhouseplans.com or call 1.800.634.4773

Easy Indoor-Outdoor Living


House Plans


SMART USE OF SPACE

Now here's a smart way to use 1,779 square feet. The open layout guarantees excellent flow between the great room, island kitchen, large dining area, and out to the back porch for seamless indoor-outdoor living. Relax in the master suite's spa-like bathroom, where you'll find a skylight, shower, tub, two sinks, and double walk-in closets.

PLAN CODE: 929-1076
Style: Country

Square Footage: 1,779

Bonus Space: 326

Bedrooms: 3

Bathrooms: 2

Dimensions: 49' x 67' 8"

5-SET: \$1,000

8-SET: \$1,075

REPRO: \$1,335

CAD: \$2,390

PDF: \$1,335

Order online at builderhouseplans.com or call 1.800.634.4773

 hanleywood
HOUSE PLANS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی


Enekas.Academy

Enekas.Academy

Builder

HOUSE PLANS



You're a Pro.

Shop for House Plans Like One.

The Builder Advantage Club is free to join and only open to building professionals.

- Save \$\$\$ on multiple purchases (up to 20%!)
- Be included in our Builder Directory
- Receive a dedicated phone line and specialist

Sign up today by calling **855.598.5169** or at www.builderhouseplans.com/resource/builder-advantage-program

Discover more at BuilderHousePlans.com

We've made it easy to find the right design

- More photos and images
- Free tools to save plans and searches
- Advanced search filters
- Curated collections to solve your building challenges

hanleywood
HOUSE PLANS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



BUILDER INTEL

Kwikset

HEALTH SELLS HOMES

Home builders could be overlooking a proven, no-cost way to claim bonus dollars on home sales.

It's no secret health sells in home building.

A seminal white paper on the topic, *Defining Health and Well-Being at Home*, cites research that shows more than eight out of 10 home buyers will pay more for a healthier home.

And not just a little more. Up to an eye-opening 10% premium at closing for 35% of home buyers between age 36–54 (ages 55 and up: the numbers are even higher).

It's a safe bet you've already staked your claim on this healthy home bonanza.

Builder options such as low VOC drywall, carpet, paints, and finishes are common offerings. Ditto for airtight wall construction, upgrades to the HVAC system, airflow ventilation, water purification, and other health home systems.

HIDING IN PLAIN SIGHT

The curious part? Builders and buyers often overlook one of the home's hot spots for microbial infestation.

Yes, door hardware.

At work or public places, we often think twice about touching door hardware, especially in rest rooms. Why is it any different at home? The fact is, daily disinfecting of door hardware isn't nearly enough. Microbes will reclaim the hardware in as little as 2 hours.

The good news is, there's a proven defense solution called embedded antimicrobials. An embedded antimicrobial is up to 99.99% effective against a broad spectrum of bacteria, mold, fungus, and mildew.

KB HOME LEADS THE WAY

Home builders have taken notice. For example, the nation's 5th-ranked home builder, KB Home (total 2018 homes closed: 11,317), makes available door hardware from Kwikset that's embedded with an antimicrobial product by Microban. The silver-based technology Microban uses to protect Kwikset door hardware is formulated to



permanently shield the product, including door hardware in high-traffic bedrooms and bathrooms. The production builder has a long history with healthy home leadership. In 2015 KB Home received the U.S. Environmental Protection Agency's Indoor airPLUS Leader Award for its commitment to air quality, the first national production builder to receive the honor.

For door hardware manufacturer Kwikset, the idea to fortify their door hardware with Microban technology is

a natural one. "Microban's antimicrobial technology is proven across scores of products and applications. It makes sense for health-focused homebuilders like KB Home to deepen their differentiation from resale homes as well as other new home builders," explains David Seeman, Kwikset's director of business development.

NO EXTRA COST

This exclusivity is made all the more intriguing by the cost to the home builder for Microban protection: no extra charge. "Microban is part of all of our core door hardware products. Home builders don't pay extra for this important value-added feature," he notes.

Seeman says his company provides new-home builders with instructional materials that they may share with their customers. For example, homeowners may be surprised to learn the antimicrobial shield on their door hardware is impervious to years of repeated cleanings.

HOMEBUILDER CLOSING TOOL

In the competition for health-conscious homebuyers, it's good to know home builders have another powerful tool to help win more deals without extra cost or callback risk.

Homebuyers can finally say goodbye to hardware-loving microbes for good.

Microban is a registered trademark of Microban International, Ltd.

To learn more about how to differentiate your brand with Microban-powered door hardware, visit <https://www.kwikset.com/microban>.

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



Warmer, wetter conditions across North America are providing an ideal environment for the wood-destroying insects. Some home builders are well-versed in termite prevention—others will need to quickly learn how to protect their investments.

DAWN OF THE TERMITES



OF
THE

STORY BY ROBYN GRIGGS LAWRENCE ILLUSTRATIONS BY JASON SCHNEIDER

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





LOSELY RELATED TO COCKROACHES, termites have been around for more than 130 million years, and most experts believe they'll outlast humans by many more. As species across the globe go extinct at what many consider alarming rates, the number of recognized invasive termite species (the ones that destroy homes and infrastructure) is actually increasing—from 17 in 1969 to 28 in 2017, according to scientific journal *Ecology and Evolution*. With queens that can lay some 30,000 eggs a day and live up to 25 years in mounds teeming with millions of termites at a time, these tenacious social insects impact more than 600,000 homes and cause \$5 billion in damage and repairs in the United States every year, the U.S. Department of Agriculture reports.

"IF YOU'VE NEVER HAD TO DEAL WITH TERMITES, you're lucky," says construction quality expert Don Neff, founder of LJP Construction Services in San Diego, one of the top cities for termites in North America. "It's tragic. I've seen friends' homes that were so riddled with termite infestations that I was surprised the homes still stood up."

Chris Clark, vice president of operations at Sarasota, Fla.-based Neal Communities, is well aware of the damage from termite populations in his state. "It is estimated that termites cause more than \$5 billion to \$10 billion a year in damage, so it is important to protect your investment," he says. "In fact, this is such a costly issue that several states require termite protection on new homes as part of their building codes. All homes in Florida are required to have some form of termite protection."

Termites—sometimes called "white ants" because of their pale color and similarities to ants—are most prevalent in tropical and subtropical climates, but different species can survive in vastly different conditions. North America is home to 50 termite species; the creatures can be found in every state in the Lower 48 as well as Hawaii (they've yet to hit Alaska). The Federal Housing Administration (FHA) requires termite inspections or preventative treatments to secure a home loan in all or parts of 40 states, but termites cause the most destruction in a swath of the Southeast from North Carolina south to the Gulf Coast and west to Southern California. Six invasive species that have taken over Florida are expected to multiply in coming years, and University of Florida researchers predict they could impact half of the structures in the southern part of the state by 2040.

In the South and the Sun Belt, home builders have been incorporating termite prevention into construction schedules and providing ongoing monitoring options for buyers for years; it has become standard operating procedure for most. "Any builder in Southern California and the Sun Belt area who builds with wood should know and needs to know about termites," Neff says.

"Here in the Southeast, we've learned to live with termites and deal with them. We don't think much about it," says Todd Usher, founder and president of Greenville, S.C.-based Addison Homes, which builds high-performance homes in the state. Like Neff, Usher has been underneath homes with massive termite infestations and marveled at what havoc the insects can wreak. He's always surprised, he says, when he talks to home builders in other parts of the U.S.,



like his friend in Michigan, who have never given termites a first, let alone a second, thought. “They say, ‘You have to do what!’” Usher says. “I forget it’s a Southern problem.”

That problem may be creeping north, however, as the Intergovernmental Panel on Climate Change (IPCC) predicts that most of North America will become warmer and many parts will become wetter—providing ideal conditions for termites to thrive—over the next 100 years. Temperatures from the Gulf of Mexico to the southern shores of Hudson Bay are expected to warm up by 3 to 4 degrees Celsius (about 38 degrees Fahrenheit), while areas in Canada (particularly the East Coast) could see even more exponential warming and higher precipitation, according to the IPCC.

Builders in areas like the upper Midwest, New England, and southern Canada may want to take note and start getting schooled on how to keep the critters at bay. “One could make the argument,” says Neff, “that as climate change occurs and it becomes warmer and wetter up north and into the continental U.S., there may need to be precautions implemented by production builders that haven’t ever seen termite issues before.”

Even though the warmer, wetter regions of the country have historically had the highest termite pressure, “every structure in every state can be at risk,” says Jim Fredericks, chief entomologist and vice president of technical and regulatory affairs for the National Pest Man-

agement Association. “In the past few decades, termites have also become a greater problem in some Canadian cities like Toronto.”

A Beneficial Insect That Became a Pest

IN NORTH AMERICA, THE MOST PROMINENT SUBGENRE of termite species is subterranean termites (Rhinotermitidae), which require warm, moist conditions to survive. They have soft bodies that need moisture, so they live underground in soil with at least 10% moisture content and build earthen tubes to protect themselves from drying out as they travel up to feeding sources, such as framing members on houses.

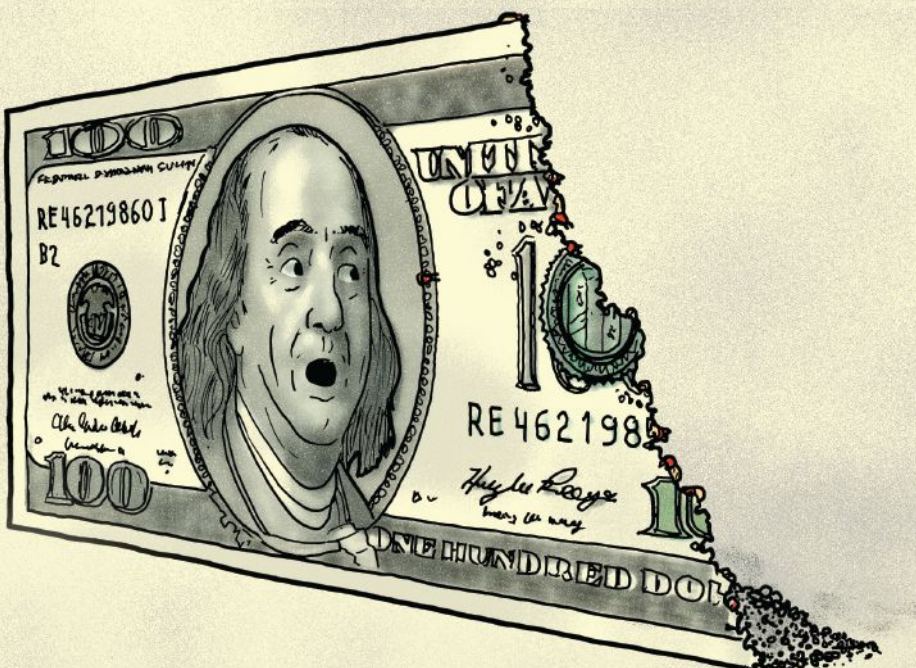
There are several types of subterranean termites, but two are most prevalent in North America. Eastern subterranean termites, native to the East Coast, cause by far the most damage, chewing their way through about \$2 billion worth of homes and infrastructure in the U.S. every year, according to the National Wildlife Federation. Formosan subterranean termites,

which arrived as stowaways on ships returning from the Pacific after World War II, are listed among the world’s top 100 invasive species, *Ecology and Evolution* reports. These voracious termites are tough to locate and eradicate because they can also create aerial nests (called cartons) if substantial moisture is available. It took a mere matter of years for Formosans to make inroads into Houston; New Orleans; Lake Charles, La.; and Charleston, S.C.; they also plague Georgia, Florida, Alabama, Mississippi, Louisiana, and Texas. As winters in North America get shorter and milder, according to *Popular Science*, Formosans are establishing new breeding territory up north.

“In coastal areas, termite treatment is more expensive because their inspections have to be so much more,” Usher says. “They can’t just look at the foundation. They have to look at the attic and the entire house because if Formosan termites are there, the telltale tubes connecting to the ground might not be there.”

“IT IS ESTIMATED THAT TERMITES CAUSE MORE THAN \$5 BILLION TO \$10 BILLION A YEAR IN DAMAGE, SO IT IS IMPORTANT TO PROTECT YOUR INVESTMENT.”

→ CHRIS CLARK, *Neal Communities*



Termites travel above ground in search of cellulose because it’s their only source of nutrients. “That’s a natural role for them, digesting cellulose from downed trees. Nothing else likes to eat cellulose,” says Tim Husen, a technical services manager for pest-control industry leader Orkin, who for years has studied what he refers to as the “really weird social insects.” In tropical ecosystems, termites benefit soil quality by decomposing organic material. They contribute to the carbon cycle by feeding on living, dead, and decaying plant matter and thinning forests, which is why many of the woodlands on Michigan’s Upper Peninsula—where termites are virtually nonexistent—are choked with downed trees. Their voracious appetite for cellulose served as a valuable trait within a healthy ecosystem—until humans began to cut down their food source to build shelter.

“One thing is undebatable: Termites will forage for food,” says Tommy Giardino, senior vice president of operations for the East Coast

of Florida and the Gulf Coast at Atlanta-based Arrow Exterminators, the sixth-largest pest-control company in the U.S. “They can have a million years of food in front of them, but they can’t see. They’re going to constantly be foraging for more food for the colony, and that’s when they start to come up into structures.” Conniving queens are always moving colonies closer to food sources so workers can bring back more food more quickly.

“So, it’s our fault, really,” Husen says, “for building stuff out of wood.”

Survival of the Fittest

IF YOU CAN GET PAST THE FACT THAT TERMITES are the insect kingdom’s ultimate homewreckers, they’re pretty fascinating social creatures, with rigid caste systems ruled by pheromone-yielding queens. Workers—sterile, wingless, and blind termites that build the nests, find food (which they decompose in their guts and regurgitate to feed the queens, kings, soldiers, larvae, and babies), and care for the young—make up about 90% to 95% of the colony and are its foundation. Soldiers, which make up about 1% to 3%

of the termite population, use well-developed mandibles or secrete a toxin from their heads to defend the colony from invaders such as ants, woodpeckers, and wasps. Winged reproductives, or alates, swarm in warm weather to perform mating dances and pair off to become the queens and kings of new colonies. Queens can lay thousands of eggs every day.

Termites want nothing more than food, water, and warmth, which is why they gravitate to wooden structures, where they can hide and feed on the walls during the fall and winter months. Those unlucky termites that can’t find shelter above ground burrow below the soil, which is a great insulator—to a point. When the ground freezes, these termites die. That’s fairly effective population control, especially up north, but as winters get warmer and shorter and summers get wetter, scientists are concerned that more colonies will be able to stay active for longer periods throughout the year, inevitably producing more young.

“There have always been termites in northern climates,” Husen says. “Rising temperatures, whether the air or the soil, allow termites a lot longer to feed, but that’s not causing them to move across state lines or range greatly. If soil temperatures are warmer longer from one year to the next, that could cause them to establish colonies and have their mating swarms earlier than they did before—so you might see more termites in response to rising soil temperature.”

That could be a problem in places like the upper Midwest that have never had termite-eradication programs in place, Giardino warns. “Even though they haven’t been prevalent, it’s impossible to tell how strong they are and how well they’ve survived because they’ve been eating more natural food sources rather than structures,” he says.

A Home Builder’s Responsibility

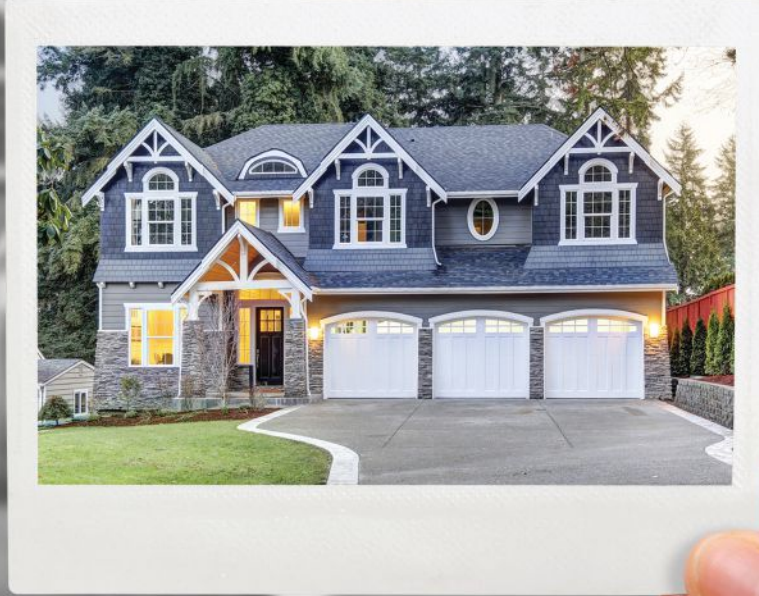
ACCORDING TO NEFF, ALL HOME BUILDERS—regardless of where they’re located—need to start taking precautionary measures against termites. “It might not be a bad idea to take a proactive stand and provide a termite treatment with two or three different option packages or price points,” he says, noting that the effort isn’t that expensive.

“It’s a good builder’s responsibility to explain how to protect a home when they turn it over,” says Usher. “We have it on our marketing sheet that we provide nontoxic termite treatment, and we have that conversation with our clients

TERMITE-PROOF HOME BUILDING

Home builders can do plenty during construction to prevent termite infestations in homes they build. Here are a few tips from the National Pest Management Association and other experts.

- Avoid siting homes in damp forests.
- Design and build homes so wood never makes contact with soil and water moves away from the foundation. (Overhangs and gutters go a long way.)
- Build with borate-treated products such as Louisiana-Pacific’s SmartGuard sheathing, flooring, siding, trim, framing lumber, and cellulose insulation, which costs about \$1.50 more per square foot.
- Seal any foundation cracks and spaces where underground plumbing pipes penetrate the building slab.
- Properly ventilate crawlspaces so moisture doesn’t accumulate in floor joists and subflooring and cover crawlspace vents with fine screening.
- Insulate pipes.
- Keep termites out with physical barriers such as sand or stainless steel mesh that run about 6 inches to the depth of the footer and 6 inches under the slab. (The U.S. Forest Service found sand more effective against Formosan termites than Eastern natives.) Below-grade foam panels (even borate-treated ones) are ineffective because termites destroy the foam before the borate can kill them.
- Never extend brick veneer and foam board insulation below grade.
- Keep rim joists and floor joists accessible for visible inspection in crawlspaces and basements so termites don’t go undetected until damage has progressed to the substructure.
- Keep the crawlspace clean, clear, and dry. Don’t store lumber, rakes and shovels, or anything else wooden in it.
- Use synthetic mulch or pea gravel in landscaping, and never pile mulch against a foundation wall. Landscape so water drains away from the foundation walls, and maintain a perimeter of several feet between plants and the house.
- Completely remove all wood scraps and foam boards from the site. Buried wood provides a perfect nesting medium for termites.
- Never lean wood against homes during construction.



CAPTURE IT WITH COLOR

You have a home color in mind for that perfect finishing touch. Norandex brand siding offers builders the choices they want with a vast array of rich, beautiful colors that feature Colorhold® technology for resistance to fading.



In addition to the siding line of distinctive profiles, accent pieces and accessories, the Norandex offering also includes windows, doors and metals. Quality performance products builders can install with confidence because they're backed by the industry's strongest warranties.

Choose Norandex for products that are right for your job site.



NORANDEX™

1-800-528-0942

www.norandex.com

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 [Enekas.Academy](https://www.instagram.com/Enekas.Academy)



when talking about the practices we employ to improve air quality and health in our homes.”

Three types of termite treatments—soil treatment, wood treatment, and bait stations—satisfy FHA and many private lenders’ requirements and are the most common in North America. It’s up to home builders to decide which method is right for each situation, Husen says, and several factors such as whether there’s already an active infestation, how close the home is to water, and what environmental regulations dictate for the area come into play.

Soil treatment, which entails saturating the soil under a home’s foundation as well as the foundation slab with anywhere from 200 to 400 gallons of toxic termiticide, is the oldest method of controlling subterranean termites, dating to the chemical-happy 1950s. This type of treatment doesn’t last long—about five years—and is easily disturbed by everything from landscaping to remodeling, so it has fallen out of favor as more effective, environment- and inhabitant-friendly methods have come along.

“Soil treatments were not received very well by subcontractors, who had to be in crawlspaces around those toxic chemicals, and environmentalists worried about toxic runoff,” explains Jeff Cornatzer, vice president of construction for Saussy Burbank, a home builder in the Carolinas. “And for us, it was a timing issue, having to coordinate the concrete trucks with the chemical spray and the inspector.”

Rather than pumping the ground full of chemicals and disrupting construction to mitigate termites, many home builders—including Addison Homes and Neal Communities—switched to spraying their homes’ wood framing members during the dried-in phase (before drywall and insulation) with borate, a natural inorganic mineral salt that kills termites, after this method was introduced in 1999. Though highly toxic to termites, borate “is about as toxic to humans as seawater,” Usher explains.

For an additional \$250 or so per home, Addison Homes has borate solution applied for 2 feet to 3 feet in all directions from wherever wood contacts the masonry foundation (where Usher says termites emerge from 99.9% of the time). Worker termites feed on and carry the poison back to their colonies, where it kills all the termites they feed as well, making this an effective treatment. “This method doesn’t prevent termites from coming up,” Usher says, “but when they eat the wood that’s treated, they die.”

Still, not everyone was satisfied. A third alternative, which entails placing bait stations

“HOME BUILDERS DO WANT TO LEAVE THEIR HOUSES IN THE BEST CONDITION FOR HOMEOWNERS.”

→ TOMMY GIARDINO, *Arrow Exterminators*

containing insecticide-laced cellulose (or as Cornatzer calls it, “Snickers bars for termites”) in the ground around a structure after construction is complete, was introduced in 2005. Bait stations are considered environmentally friendly because there’s little chance they will contaminate the soil or poison humans, and they appeal to builders because they can be installed independent of construction.

Bait stations are Giardino’s preferred choice because he doesn’t have to interrupt construction, and installing them after homes are finished gives him an opportunity to inspect for

potential problems before homes go on the market. “Home builders do want to leave their houses in the best condition for homeowners, even though the warranty isn’t on them,” he says. “It’s about their reputation.”

Bait traps make the most sense for Saussy Burbank, which partners with pest-control company Terminix to install them after yards are graded and landscaping beds are established. “We call a month before a house is supposed to close, and they go out and do the install. Then they send us a letter that we upload to the building inspector, and we’re done,” Cornatzer says.

After a year, homeowners have the opportunity to take over Saussy Burbank’s contract with Terminix, and most people stick with it because it’s relatively inexpensive and reinstating it requires a hefty fee. Similarly, Addison Homes offers homeowners the option to purchase “termite bonds,” essentially insurance policies that cover up to \$250,000 in damage and provide for termite inspections at least annually. “It’s cheap insurance,” Usher says. “Even for the homeowner, it’s not a huge cost, especially in light of what it could be if they didn’t have a bond and discovered they had termites and had to replace the structural beams under the house.”

Builders like Usher’s friend in Michigan could be hard-pressed to find pest-control vendors as well-versed in all things termite as Husen and Giardino, and they may have to take the lead and ask companies to develop termite programs. “That’s something I would be doing if I were a builder again,” says Neff, whose company monitors the home construction process for insurance companies and lenders. “When it comes to construction defect litigation as it pertains to termite infestations, builders will want to take the view of a marathoner, not a sprinter. Given that there’s a 10-year statute of limitation, all builders should treat framing lumber as part of a prudent risk-management strategy.”

Giardino agrees that builders need a strategy. “In 22 years, I’ve never told anybody they’re not going to get termites,” he says. “Termites have been here forever. The question is, can you minimize them before they do significant damage?” **B**

TOP 15 MARKETS FOR TERMITES

In 2017, Terminix released the following list of cities with the highest termite infestations.

- 01 Mobile, Alabama
- 02 San Antonio, Texas
- 03 Memphis, Tennessee
- 04 Tampa, Florida
- 05 Miami, Florida
- 06 Los Angeles, California
- 07 Orlando, Florida
- 08 Jacksonville, Florida
- 09 Dallas, Texas
- 10 Baton Rouge, Louisiana
- 11 Houston, Texas
- 12 Oklahoma City, Oklahoma
- 13 San Diego, California
- 14 Philadelphia, Pennsylvania
- 15 Little Rock, Arkansas

REFRAMING THE FRAMING CONVERSATION. ALWAYS BUILDING.



TIMBERSTRAND® LSL

TimberStrand® LSL is your does-it-all building solution. From tall walls, to columns, to rim board, it provides the strength to build upward without going over budget. Engineered to accommodate large holes and longer spans, TimberStrand® LSL delivers the strength and versatility you need.

Call 888.453.8358 or go to Weyerhaeuser.com/woodproducts to find your Territory Manager and closest Trus Joist® dealer.

Trus Joist™
Weyerhaeuser

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



THE WAR

FOR BUILDERS WHO WANT TO **REDUCE AND RECYCLE** THEIR
EXCESS JOBSITE MATERIALS, THERE ARE ECONOMIC AND
LOGISTIC HURDLES TO OVERCOME

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





by JOE BOUSQUIN

ON WASTE

Getting a handle on waste in the construction industry is a messy business.

Troy Johns discovered that painful truth when he first tried to cut down on the amount of waste generated at his homesites six years ago. As owner of Vancouver, Wash.-based Urban NW Homes, which builds 120 homes a year, he wanted to reduce his waste by at least half to earn points for National Green Building Standard (NGBS) certification.

He started by identifying what could easily be recycled—wood scrap, metal, plastic—and got after his subs to use color-coded boxes to sort materials on-site. But then his local waste hauler “wanted to charge us through the nose to pick up our makeshift separation boxes,” Johns says. Worse, he then found out that the hauler wasn’t recycling it at all, but instead just throwing the carefully sorted materials in with the rest of the trash.

While Johns’ experience trying to cut down on waste seems baffling, it’s not an uncommon scenario for builders who want to do the right thing with excess jobsite materials, of which there are literally tons—about 8,000 pounds for every 2,000-square-foot home, according to the NAHB. In fact, even as U.S. home builders have put the energy savings of their highly efficient homes front and center in the American psyche in the past 15 years, the waste that’s created building them—and what happens to it—gets far less attention.

“Nobody really looks at trash, because trash just isn’t sexy,” says Richard Ludt, director of environmental affairs at South Gate, Calif.-based Interior Removal Specialists, and a board member of the Los Angeles chapter of the U.S. Green Building Council (USGBC). “There are all of these different things that make you think we’re moving in the right direction with construction waste, but, in many instances, that’s just not the case.”

Even as curbside recycling has become the norm in U.S. cities for household trash, recycling for construction and demolition (C&D) waste, which accounts for more than twice the

Adobe Stock/photobank

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



volume in America's landfills, still just happens in fits and starts. It's highly dependent on various state and municipal regulations that vary drastically and boils down to the availability of C&D recycling facilities in local markets. On average, it costs builders more to recycle than to take their loads to the dump. What's more, in the age of data science, it's difficult to ascertain consistent metrics on what exactly is being thrown out versus recycled.

"Construction and demolition debris is a big black box," says Bill Bradley, owner of Denver-based hauler and recycler 5280 Waste Solutions, as well as waste and recycling software platform company Starlight. "Nobody really knows what's in there."

According to the EPA, 548 million tons of C&D waste was generated in the U.S. in 2015, the latest period for which data is available. (By comparison, household waste accounted for 262 million tons.) When road and bridge construction is removed from the overall 2015 number, buildings accounted for 169 million tons of C&D waste, or about 30% of the total.

But citing state and regional differences in recovery practices, regulations, and lack of data, an exhaustive 2017 EPA study couldn't put a specific number on how much of that C&D waste was recycled, instead opting for a range of 30% to 70%.

Against that backdrop, the Chicago-based Construction and Demolition Recyclers Association (CDRA), a trade group of C&D haulers and processors, estimates that 73% of all C&D materials were recycled in 2014. That overall rate belies the even higher recycling rates of concrete and brick (85%) and asphalt (99%) generated by bridge and road construction.

When looking at "mixed" C&D waste—the portion generated from building construction sites—the recovery rate drops to just 38%. "That sounds low, but it really depends on where you are in the country," says William Turley, executive director of CDRA, who notes that states like California have more C&D processing plants, and thus provide more opportunity for contractors to recycle building waste. He also adds that the current mixed C&D recycling rate is up from the single digits of 25 years ago, when he founded CDRA to bring more attention to this issue. Even so, he concedes that when it comes to builders trying to recycle waste from their sites today, "in some parts of the country, it still just doesn't make economic sense."

had some form of C&D recycling requirements or material bans at that time. That data disparity is a big part of the problem when it comes to understanding what happens to mixed C&D waste and how to increase its recycling rates.

"There's a patchwork of C&D recycling requirements around the country," says Wes Sullens, director of codes technical development at the USGBC. "You've got some places with nothing, others with a 75% requirement. It's all over the map."

Adds Bradley, "You can't make a dent in diversion until you understand it and profile it."

For Chris Batterson, C&D accounts lead at Atlanta-based Rubicon Global, which provides cloud-based waste and recycling software to various industries, much of what happens to C&D waste comes down to the choices individual builders make. "Some markets regulate how much waste from C&D work has to be diverted from the landfill, but other places have no regulation and no infrastructure to recycle it," he says. "Builders who have established sustainability goals and practices try to do the right thing and divert materials. But the ones who choose not to recycle typically just throw it all in one container, and it goes to the landfill."

ACCORDING TO THE EPA, 548 MILLION TONS OF C&D WASTE WAS GENERATED IN THE U.S. IN 2015, THE LATEST PERIOD FOR WHICH DATA IS AVAILABLE.

A LOCAL APPROACH

Part of the challenge of dialing in C&D recycling data comes from the various federal and state benchmarks applied to this waste stream. The federal goal is to recycle 50% of C&D waste, including that from road and bridge construction. According to CDRA's numbers, that goal is being met, and even surpassed.

In California, state regulations written into the building code require that at least 65% of materials from jobsites get recycled. Florida has a 75% goal; Colorado, 60%. In Massachusetts, it's 50%, but the state's actual rate has plateaued around 30%, according to a 2016 study by the Northeast Recycling Council (NRC). Another study by the Northeast Waste Management Officials' Association found that only 19% of C&D materials were actually recycled in eight Northeast states in 2013.

A comprehensive list of federal and state rules and recycling goals for C&D is hard to come by. CDRA maintains a proprietary database for its members, but the EPA's 2017 report provided only a sampling of general recycling requirements—many of which didn't single out C&D—from a few states. A 2011 report by the NRC found that only 13 states (of 49 surveyed)

ACCESS IS EVERYTHING

Even if the numbers were less opaque, it would still take a Herculean effort by many builders to recycle more of what's generated at their jobsites. Consider the initial challenge Urban NW Homes faced when trying to get subs to sort materials on-site. One of the reasons for doing so is because haulers will give discounts for "clean" recyclables that are presorted. But another is because there's a big difference between C&D landfills that accept presorted recyclables, such as metals and drywall, and C&D material recovery facilities (MRFs) that are set up to do automated sorting to sift, separate, and categorize co-mingled materials.



RECYCLING ACCESS

In much of the country, well-intentioned builders would have to drive hundreds of miles to reach a landfill capable of sorting and recycling construction waste

It's easier—and requires less on-site labor, space, and diligence—to supply a co-mingled box that workers can throw everything into, to be separated at a facility later. But there aren't that many recycling centers capable of that kind of sorting. According to the EPA's 2017 C&D report, while there are more than 1,500 C&D-specific disposal facilities in the U.S., and thousands of other non-C&D oriented landfills that accept C&D waste, there were only 512 C&D MRFs as of 2012. The report drolly concludes, "there are regions of the country where reaching a C&D MRF requires hundreds of miles of additional transport."

In those areas, builders who want to recycle are faced with a conundrum. "For the smaller builders, it's a lot easier to be diligent in keeping waste to a minimum in the first place, then to try to recycle it after the fact," says Chris Lombardi, president of Brick, N.J.-based Lombardi Residential. "Unfortunately, it's more economical to move quickly and turn over projects than spend time trying to figure out what to do with the waste that's left over. It's like keeping food in your refrigerator too long. You can sometimes figure out a way to save what you have and use it, but a lot of times it just makes more sense to toss it."

PAYING EXTRA

Even for builders who do have access to C&D MRFs, it may still not make sense to recycle their waste. That's because, on average, tipping fees at C&D MRFs are \$77 per short ton compared with just \$43 at a C&D landfill, according to the EPA. Other landfills not specializing in C&D may accept C&D waste for as little as \$30 a ton.

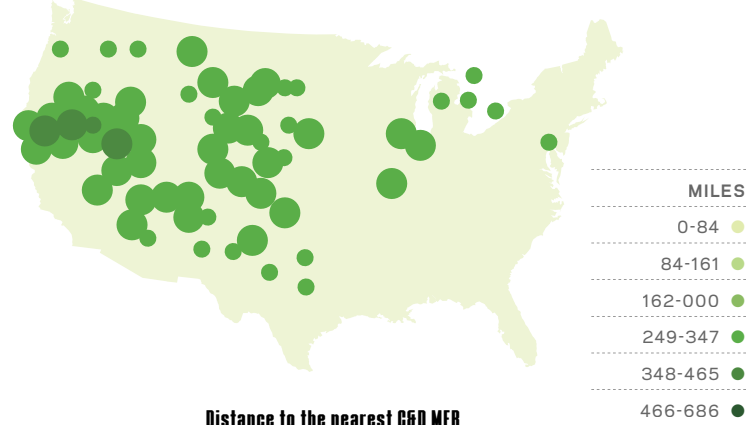
"Landfills make their money off of volume," says Damon Fogley, owner of JDog Junk Removal & Hauling of Hays County in the Austin, Texas, area. "If you're doing a construction project and you're getting dumpsters dirt cheap because you're close to that landfill and their drivers don't have to go very far, it doesn't make economic sense to sort it or recycle it."

For builders who make the choice to pay that higher price anyway, though, their C&D waste still may not get recycled, as Urban NW Homes experienced.

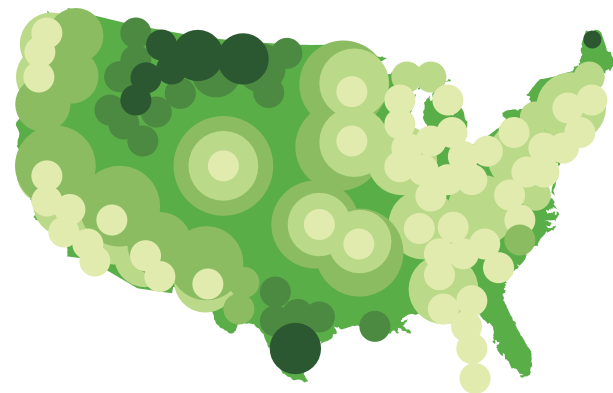
"This may come as a shock to you, but sometimes, waste guys lie," says the CDRA's Turley. "You really have to make sure it gets recycled after it leaves your site."

To do that, builders can look for certification from the Recycling Certification Institute, which audits the books of haulers and C&D

Distance to the nearest C&D landfill



Distance to the nearest C&D MRF



SOURCE: U.S. EPA, "The State of the Practice of Construction and Demolition Material Recovery," May 2017

facilities, to make sure they're actually doing what they claim. Those audits can be especially important when trying to qualify for green building program points, or, in areas where C&D diversion is mandated, proving to an inspector that you've fulfilled the requirements of your building permit.

Then, there's the software that Bradley's Starlight company offers, which keeps a running tally for builders on exactly how much of their waste has been diverted on a project, in real time. "It gives them up-to-the minute materials management views so they can run their own diversion reports," Bradley says. "It'll give individual builders the opportunity to see where they are on recycling as of the very last dumpster that just left their site an hour ago."

Despite the hurdles, there still are builders like Johns who put in the time, effort, and money to make sure their C&D waste isn't adding to the problem. Johns eventually convinced his local hauler not to charge him more for recycling since he sorted it himself. And by using precut lumber and framing packages, while also taking steps like making sure his subs empty their caulk tubes so the cardboard hulls can be recycled, he was able to cut down on the trash his homes generate by as much as 80%, or 6,400 pounds of garbage per house. Not only does that help him qualify for NGBS points, but it also resonates with his eco-conscious customers in the Pacific Northwest.

Beyond that, it actually saves him money. By reducing his overall waste, Johns has been able to cut his trash hauling bills by almost \$400, to just \$510 per home, down from the \$900 he would have paid if he sent everything to the dump.

"You know, it's everybody's planet," Johns says. "Not just mine, not just yours, not just the guy buying that house. This is everybody's responsibility." **B**



Members Save Millions

*Put Your NAHB
Membership to Work Now*



Money-saving discounts that benefit you, your business, and your family

nabh.org/SAVINGS

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





Home Buyer Knowledge Is Power

Annual consumer survey reveals what buyers want in a home

by GREG UGALDE, NAHB CHAIRMAN OF THE BOARD

WHEN YOU DRILL DOWN TO ITS ESSENTIAL elements, there's no question that our business is all about pleasing people. So it stands to reason that a builder with insight into what appeals most to buyers—in addition to what they don't like—has a considerable edge in the market.

To provide its members with the best information possible, NAHB conducts an annual survey of recent and prospective home buyers to determine what they want in a home.

Sometimes the results are exactly what you expect; sometimes they're surprising. But they always help sharpen that often blurry picture of what will most appeal to buyers.

The 2019 survey reveals that the feature home buyers want most is a laundry room. Almost all prospective home buyers—91%—said a laundry room is essential or desirable. The rest of the top five most wanted features are Energy Star-rated windows (89%), a patio (87%), Energy Star-rated appliances (86%), and ceiling fans (85%).

The most wanted feature in the kitchen is a walk-in pantry, which 83% said is essential or desirable. A close second at 81% is a side-by-side double sink, followed by table space for eating (78%), a central island (76%), and a granite or natural stone countertop (75%).

When it comes to technology, it's clear that new and prospective home buyers intend to protect their investment. The most wanted technology feature, at 46%, was a security camera. Forty-five percent of those surveyed wanted a video doorbell, and 40% wanted a wireless security system.

Two energy-related features completed the top five most wanted tech items: a pro-

grammable thermostat at 44%, and a multi-zone HVAC system at 39%.

The survey results provide clear evidence that for home buyers, a green home is first and foremost an energy-efficient home. In addition to the Energy Star-rated windows and appliances mentioned previously, the green features most often rated as essential or desirable were an Energy Star rating for the entire house (81%), efficient lighting (77%), and triple-pane insulated windows (77%).

Other resource-conserving features buyers want include insulation with an R-value higher than required by code (73%), water conserving toilets with a flush volume lower than federal standards (63%), and low-E insulated windows (62%). Rounding out the list of desired green features were

tankless water heaters (61%) and solar water heating or electric systems (59%).

In addition to knowing what prospective home buyers want, it's very important to know what they don't want.

It's perhaps no surprise that 66% of those surveyed said they don't want an elevator, which are typically found in high-end single-family homes. Wine cellars, another common feature of high-end homes, were rejected by 57% of those surveyed.

Other unwanted features include a plant-covered roof (50%), a nearby daycare center (59%), and a pet washing station (49%).

The latest edition of "What Home Buyers Really Want" is available from NAHB's BuilderBooks.com or the BuilderBooks distributor, IPG, at 800-888-4741.

DATA ON THE AGING CONSTRUCTION WORKFORCE

NAHB analysis of the most recent 2017 American Community Survey (ACS) data reveals that the median age of construction workers is 42, a year older than a typical worker in the national labor force. Aging workers and the ongoing labor shortage are two major headwinds for home builders and the overall construction industry.

Unfilled jobs in the construction sector reached a post-recession high in March 2019. While the sector has been adding jobs, access to labor is again a top business challenge.

The median age of construction workers varies across the country. States with the oldest median age of construction workers (45 years old) include Connecticut, Maine, and New Hampshire, followed by Illinois, Kentucky, New Jersey, Pennsylvania, and Wyoming, where the median age of construction workers is 44. Half of all construction workers in Utah are under 38, while in Nebraska and Texas, half are under 39. More information and corresponding graphics to this ACS data can be found at eyeonhousing.org.

Average Home Size Is Declining

Survey finds a decrease in average new-home size is causing unexpected market effects

by HOME INNOVATION RESEARCH LABS

HOME INNOVATION'S RECENT 2019 BUILDER PRACTICES SURVEY of more than 1,500 U.S. home builders confirms what the U.S. Census has been reporting—the average new-home size is declining. For the second time in a decade, the average home size paused its upward climb for at least a couple years of descent.

Driven primarily by demographics—i.e., the increasing share of younger people in the purchase of new homes—this decline in housing size results from a change in the housing mix. More starter homes are being constructed and purchased than move-up homes in recent years. Adding to this, the average starter, move-up, and luxury home sizes are also in decline, but only incrementally and only in some price-point categories. The accompanying graph shows a mild decline in average size over the past five years in builder-defined luxury and move-up homes, and a modest increase in the average size of a starter home.

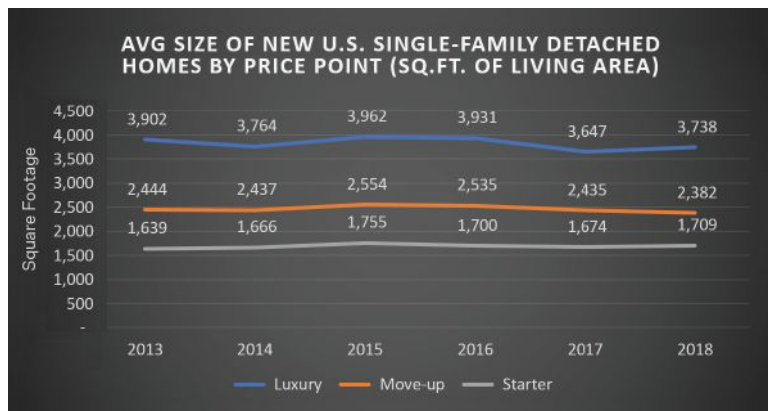
The overall impact of home size decline is having some unexpected effects, according to Home Innovation. In general, it would be expected that housing market movement would favor lower-priced home features and materials across the board. This is confirmed in some of the following 2019 study results:

- Shares of single-story homes are up
- Shares of crawlspace and slab foundations are up
- Shares of homes with gas appliances and heating equipment are down
- Total number of both rooms and closets down slightly
- Treated wood decking and exterior hand railing gained at the expense of cedar and redwood
- Radiant floor heating took a hit, particularly whole-house hydronic
- Vinyl siding and windows lost some ground while fiber cement siding and trim gained
- Brick gained some share

However, Home Innovation's report also saw some new-home characteristics and materials favor traditionally higher-end materials as well:

- Two-car garages grew in popularity over one-car garages, and fewer homes did not have a garage
- Average number of patio doors per home is up, but sliding doors gained over hinged
- Composite decking did not decline—it gained very slightly
- Interior light fixtures rose from 38 to 39 per home with the most growth being in the downlighting category
- More homes had ceiling fans
- Architectural asphalt roof shingles gained over 3-tab shingles
- Flooring continues to go more upscale—particularly hardwood and ceramic tile.

For more trends and analysis from this survey, visit homeinnovation.com.



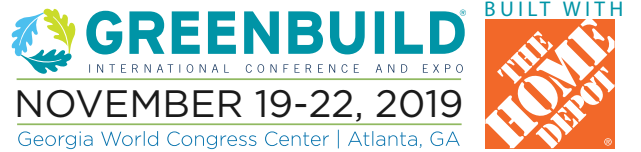
Source: Home Innovation Research Labs



Make wellness standard.
Make resilience standard.
Make sustainability standard.
Let's make a new living standard.

Join thousands of building professionals
with one mission: raising the standard
for resilience by putting green first.

REGISTER TODAY: GREENBUILDEXPO.COM/BUILDER



JESSE H. NEAL AWARDS

Est. 1955

CONGRATULATIONS

TO HANLEY WOOD'S JESSE H. NEAL AWARD WINNERS

Hanley Wood is committed to publishing quality content that serves the information needs of construction industry professionals. Our editors have once again been honored by the most prestigious editorial awards program. Join us in congratulating them.

2019 WINNERS

ARCHITECT

Best Use of Social Media

AFFORDABLE HOUSING FINANCE

Best Single Article

2019 FINALISTS

ARCHITECT

AFFORDABLE HOUSING FINANCE

MULTIFAMILY EXECUTIVE

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





Growth in the Exurbs

New index offers regional tracking of residential construction conditions

by **ROBERT DIETZ, NAHB CHIEF ECONOMIST**

DUE TO LINGERING DEMAND-SIDE CHALLENGES, THE FIRST quarter of 2019 was tough for housing. Single-family permits were down 7.5% on a year-over-year basis, which compares the initial quarter of the year relative to the first quarter of 2018. Due to being near a 10-year low for housing affordability, which was only partially offset by recent declines in mortgage interest rates, weakness in demand for newly built single-family homes was broad. However, one market experienced growth due to relative higher housing affordability: exurbs.

A new NAHB regional tracking of residential construction conditions, the Home Building Geography Index (HBGI), illustrates the degree to which single-family construction weakness was widespread at the start of the year. The new quarterly index uses county and metro level permit data and allocates those local estimates into more general economic geographies. For the first release of the HBGI, these geographies look at the market share and recent growth trends of areas such as exurbs, large metro suburbs, small towns, and rural markets. Future releases will examine issues such as how construction is faring in manufacturing- or agriculture-intensive markets.

The initial HBGI data shows that the only geographic areas of the nation that experienced an increase for single-family permits for the first quarter of 2019 on a net basis were exurban markets. The HBGI defines exurbs as outlying counties of large metropolitan areas with more than 1 million in total population. For the first quarter of 2019, exurban markets posted a 1.6% gain year over year. Moreover, over the four-quarter period ending with the first quarter of 2019, exurban markets grew on average at a 5.6% annualized rate. While there was construction expansion in these regions, exurban markets represented only 9% of total single-family permits.

Compare these estimates to the second-best performing region, central areas of medium-sized cities. Representing 29% of single-family construction (the largest individual geography), the HBGI found that such core counties of small metro areas (less than 1 million in total population) grew at only a 3.2% annualized rate over the past four quarters and posted a 6.2% decline on a year-over-year basis.

The worst performing area in the HBGI was in fact the second largest geography. With a 27% market share, suburban counties of large metro areas saw the only decline over the prior four quarters (a 0.7% decline at an annualized rate) and a significant 9.7% drop when comparing the first quarter of 2019 with the start of 2018.

The first quarter data of the HBGI indicate that areas particularly sensitive to housing affordability factors, like current price-to-income ratios and interest rates, saw the most challenging market conditions. Suburban areas of large, and relatively more expensive, metropolitan areas are particularly challenged by lack of supply and elevated price levels, especially for entry-level buyers. In contrast, exurban regions experienced growth at the start of 2019 as builders were able to offer relatively less expensive new housing in “drive till you qualify” markets.

As the NAHB forecast calls for increasing but relatively low mortgage interest rates for the rest of 2019, inner suburbs of large metro areas and traditional suburbs of medium-sized cities should see some ramp up in growth as housing affordability conditions stabilize. This is positive news because, taken together, such markets make up more than half of single-family home construction. Without additional help on regulatory policy, core areas of large metros (central city and inner suburbs) will continue to lag in the months ahead due to high land costs and substantial regulatory burdens.



BUILDING SYSTEMS HOUSING SUMMIT

October 6-8 | Pittsburgh, PA

Tackle your
toughest
challenges!

The **Building Systems Housing Summit** is the industry's premier conference dedicated to off-site construction. Only at Summit can you access the latest industry insights and information to help you identify, and quickly implement, solutions to your most pressing business challenges.

Join builders, manufacturers and suppliers of modular, panelized, concrete, log and timber frame homes to discover emerging systems-built housing trends, and forge valuable connections that position your business for continued growth and success.

BUILD SMART
SOLUTIONS



Building
Systems Councils

Register by August 2 and Save
nahb.org/Summit

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy



LSC SPARK
AWARD

LG Styler takes ingenuity award



“With its sleek design and highly effective performance, the elegant wifi-enabled LG Styler takes in-home clothing care to the next level,” said Zack Elkin, general manager of the LG Builder division. “This unique clothing care system helps users minimize the number of visits to the dry cleaner and saves time and money, while also helping them to look their best.”



The annual Spark Award recognizes the most innovative Leading Suppliers Council (LCS) member who demonstrates superior knowledge and expertise in developing cutting-edge building products and services.

Applications NOW OPEN for LCS members
Visit nahb.org/sparkaward



Leading
Suppliers Council

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

Enekas.Academy

Enekas.Academy



**The Ultimate
Door & Window
SILL PAN SYSTEM**

ASTROpan™




Patent Pending

1-800-334-4474
www.astroplastics.com

SCRATCH PROTECTION

The thickest, toughest, protective coating for tubs, whirlpools, and shower stalls.



Protective Products
International Inc.
Surface Protection Solutions

ProtectiveProducts.com
(800) 789-6633

FOR INFORMATION
on how to be a part of the next
BUILDER MAGAZINE
special advertising section, contact
Maura Jacob
mjacob@hanleywood.com | **678.451.8627**




When it comes to DOORS & WINDOWS, we do it all!

ALUMINUM, WOOD & VINYL
Folding Glass Walls | Slide & Stack Glass Walls | Clear Glass Walls | Curtain Walls
Casement Windows | Awning Windows | Tilt Turn Windows | Hopper Windows
Fixed Windows | Muller Windows | Sliding Glass Windows | Folding Glass Windows
Sliding Glass Doors | Lift Slide Doors | Swing Doors | Pivot Doors
Plus Greenhouses, Conservatories, Skylights, and more - made in the USA!

SOLAR INNOVATIONS®
ARCHITECTURAL GLAZING SYSTEMS

solarinnovations.com | 570 915 1810
© 2019 Solar Innovations®. All rights reserved.

Meets New Codes!

Battic Door *Made in the USA*

ENERGY CODE COMPLIANT ATTIC ACCESS SOLUTIONS



Attic Access Solutions for the New Energy Code Requirements



R-50+ Battic Door® Attic Stair Cover **R-42 and R-50 E-Z Hatch® Attic Access Hatch**

Battic Door Energy • 508.320.9082 • info@batticdoor.com • batticdoor.com

MEL NORTHEY



FREE LED
Selected Models

LED HID RETRO FIT DARKSKY

1-800-828-0302
WWW.MELNORTHEY.COM


آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی



Builder

Delivered daily to home building pros, BUILDER PULSE is a must-read newsletter that combines original content and analysis with breaking industry news.

Sign up for all of BUILDER's newsletters at builderonline.com



AN UPGRADE WITH AN UPSIDE.
Homeowners get comfort and efficiency. You get a \$1,500 incentive. [LEARN MORE >](#)

BUILDER PULSE

Builder

TOP STORY



BUILDER
The Myth of the Millennial Victim
GenY adults are buying later because they want more and better and they want to 'skip ahead,' not because they're stuck. BUILDER editorial director John McManus comments. [Read More](#)

DESIGN AND TRENDS



BUILDER
Small Wonders: 9 Amazing Tiny Home Designs That Live Large
With the tiny home movement sweeping the nation, BUILDER rounds up some of the best tiny home designs that show how to make the most of small living spaces. [Read More](#)

Advertisement



AN UPGRADE WITH AN UPSIDE.



AD Index

Advertiser	PG number	URL
Alside	47	www.alside.com/color-design/color-palettes/
Benjamin Obdyke	11	www.BenjaminObdyke.com
Better Home Products	29	www.betterhomeproducts.com
Bosch Appliances	27	www.bosch-home.com/us
Builder Newsletter	70	www.builderonline.com
Builder Website	2	www.builderonline.com
Chief Architect	18	www.chiefarchitect.com/FreeTrial
Dryerbox	32	www.Dryerbox.com
DryerWallVent	11	www.DryerWallVent.com
Endura Products	8	www.enduraproducts.com
Endura Products	22	www.enduraproducts.com/RDS
Fortress Building Products	20	www.FortressRailing.com
Greenbuild	65	www.greenbuildexpo.com/builder
Kwikset	49	www.kwikset.com/microban
LiftMaster	6	www.LiftMaster.com/KeyForBuilders
LP Building Solutions	17	www.LPCorp.com
LP FlameBlock	21	www.LPCorp.com/FlameBlock
LP SmartSide	9	www.LPSmartSide.com
LP TechShield	23	www.LPCorp.com/TechShield
LP WeatherLogic	19	www.LPCorp.com/WeatherLogic
Marvin Windows and Doors	13	www.marvin.com
NAHB	4	www.buildersshow.com
NAHB	33	www.HousingEconomics.com
NAHB	46	www.nahb.org/liveonline
NAHB	62	www.nahb.org/SAVINGS
NAHB	67	www.nahb.org/Summit
NAHB	68	www.nahb.org/sparkaward
Napoleon	31	www.napoleon.com
Norandex	55	www.norandex.com
ProVia	48	www.provia.com/700x
Safety Maker	8	www.safetyboot.com
Samsung	C2-1	www.samsung.com/builder
Simpson Strong-Tie	3	www.go.strongtie.com/builderssoftware
SoftPlan	10	www.softplan.com
Solar Innovations	5	www.solarinnovations.com
State Farm Insurance	25	www.statefarm.com/small-business
The QUIKRETE Companies	14	
Trus Joist by Weyerhaeuser	57	www.Weyerhaeuser.com/woodproducts
TruWood	32a-b *	www.TruWoodSiding.com
Western Window Systems	C4	www.westernvolumeprogram.com
YellaWood	C3	www.YellaWood.com





Courtyard Zen

by SYMONE GARVETT

RECOGNIZED AS THE BEST CUSTOM HOME UNDER 4,000 square feet at the 2019 Gold Nugget Awards, Crossman Architecture's The Verge House in Coronado, Calif., aims to deconstruct the border—or verge—of where inside becomes outside, something the client refers to as “indoor-outdoor confusion.” With the help from builder Hill Construction Co., the team was able to wrap the second-floor master suite around

a personal courtyard that focuses on a singular bamboo tree. The tree's branches extend out of the roof's oculus and bring unfiltered sunlight directly into the home. From there, the courtyard continues to a shared outdoor deck with a spa and a complete vegetated roof garden. The judges praised the unicity of its indoor-outdoor interaction that also maintains sufficient privacy for the owners.



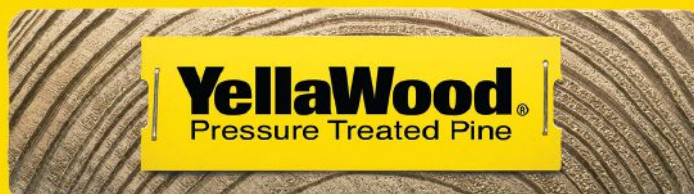
AWARD WINNERS See the full collection of winning projects from the 2019 Gold Nugget Awards at goldnuggetawards.com.





TOP-QUALITY. ENVIRONMENTALLY-FRIENDLY. BEAVER-PREFERRED.

The most experienced builders instinctively know a five-star backyard made from YellaWood® brand pressure treated pine can turn the next project into more referrals. As the most recognized name in the business, homeowners seek out contractors who use the YellaWood® brand. It's preferred by expert builders of all kinds. Especially those with leather tails, buck teeth and nature's highest building standards. Follow your natural inclinations and seek out the Yella Tag. Find a dealer at YellaWood.com.



IF IT DOESN'T HAVE THIS YELLA TAG, YOU DON'T WANT IT.

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 Enekas.Academy





Pardee Homes
Strada, Nevada

Build Better

westernvolumeprogram.com

Meet the Series 7600.

آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی

 Enekas.Academy

 [Enekas.Academy](https://www.instagram.com/Enekas.Academy)

