



## INDOOR/OUTDOOR LIVING

*By Brad Cruickshank*

Over the 30 years we've been remodeling Atlanta homes, the most popular design/build projects have been kitchen/family room combinations, master bedroom suites, and indoor/outdoor spaces. These indoor/outdoor spaces are a particular favorite of mine as they are remarkably functional year-round, especially here in Atlanta.

Modern building materials make our houses amazingly comfortable, and good windows and doors allow us to design big expanses of glass. Glass that extends to the floor plane means that the spaces we live in can literally flow from inside, out. This means that we can have inside rooms that feature the daylight and views

of outdoors, and that we can have outdoor spaces that provide many of the amenities (heat, light, kitchen appliances, etc.) that we previously only enjoyed inside. Even an intown house on a small site can feature a beautiful garden whose enjoyment can be increased through appropriate architectural design.

Over the years, here at Cruickshank Remodeling we've designed and built sunrooms, open porches, screen porches, balconies, decks, patios, arbors & pergolas, gazebos, and outdoor fireplaces.

Screen porches, in particular, have returned to popularity. For years we've lost the shady respite of screen porches as they were turned into sunrooms. Now the trend has come full circle and we're adding screen porches to the sunrooms.

From my own personal experience I want to endorse outdoor fireplaces for people who enjoy being outside. At several parties I've hosted, the fireplace held its own against the UGA football game on the TV inside, captivating at least half of the attendees. Dancing flames and radiating warmth are magnetic and connect with many of us in a primal way.



*This outdoor fireplace and water feature play off each other for a wonderful contradiction.*



*This outdoor fireplace was designed to include a cooking grill for the homeowner's annual oyster roast.*

# NEW EPA LEAD PAINT GUIDELINES PROTECT YOUR HEALTH

The renovation of older homes has the potential to expose residents and workers to a variety of health risks, including lead-related ailments. In response to these concerns, the government has created new guidelines that take effect April 22, 2010. So before starting on any remodeling project, be sure your contractor understands and complies with these new guidelines—your health and that of your family may depend on it.

The new Federal EPA lead paint guidelines apply to homes and multifamily structures built before 1978 that are inhabited or frequented by pregnant women and children under the age of six. When working in pre-1978 homes, contractors must provide homeowners with the EPA published “Renovate Right” pamphlet. All painted surfaces in the work areas of applicable homes must be tested for lead. Where lead is present, contractors must be EPA certified to proceed with the project. The contractor must post warning signs, contain the work area, and prescribed demolition and clean-up methods must be used. The contractor must keep and maintain records for three years.

Both Tim Joyce and Brad Cruickshank have completed training classes to be certified in Lead EPA Renovation, Repair and Painting (RR & P). We’ve also ordered our lead test kits, gloves, respirators, and disposable coveralls in bulk and we’re updating our HEPA

vacuums. On jobs where lead paint is found, look for us to isolate work areas with hundreds of square feet of plastic sheeting and painter’s tape. Workers are required to wear protective clothing and respirators before entering the work area. Protective clothing must be removed before leaving the work area for any purpose, in order to prevent contaminating the home. Upon completion of demolition and clean up, the work area will be tested and proven to be lead free. All isolation and clean-up materials will be properly bagged for disposal and records kept.

As a result of these new regulations, some remodelers will choose not to work in pre-1978 homes to avoid the issue all together. This will give homeowners of older homes a smaller pool of contractors from which to chose. Any contractor who does not to comply is working illegally and should be considered suspect in regard to professional license status, permitting and insurance. Fines for contractors who do not comply can be up to \$35,000.

The health and safety of your family is of the highest importance, so don’t risk ignoring these new codes. While the cost of your remodel may rise, knowing you’re taking all precautions to protect your family is priceless.

More information on the new requirements and on the dangers of lead exposure can be found at [www.epa.gov/](http://www.epa.gov/)

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## KITCHEN REMODELING WORKSHOPS



Find inspiration and have fun learning as we explore the process of transforming your kitchen into a culinary dream. These valuable workshops will provide you with design tips, trends, and the knowledge necessary to keep your project on schedule, on budget, and under control.

**When:** Thursday, May 6

**Time:** 5:30 pm – 7:30 pm

**Where:** Ferguson Enterprises showroom,  
764 Miami Circle, NE, Atlanta 30324

*Refreshments will be provided.*

**When:** Saturday, May 8

**Time:** 10 am – 12 pm

**Where:** Cruickshank Remodeling,  
1079 Alco Street, NE, Atlanta 30324  
(turn off Cheshire Bridge Road at  
the Waffle House)

*A light breakfast will be provided.*

**Call Jen at 404-235-0988 ext. 24 to make reservations today!**

# INTERIOR DESIGN, TOO

By Jennifer Hicks, CKD

My kitchen design experience and training as an NKBA “Certified Kitchen Designer (CKD)” are an important and useful part of my skill set. (See notice herein, about our Kitchen Design Workshops). And although I worked for several years in architectural design before coming to Cruickshank Remodeling, my UGA degree is in interior design. On most of our design/build projects I work with our clients on product and materials selections and then represent the finished interiors in hand colored drawings to allow them to share my vision. While I defer window treatments and upholstery decisions to others, I work with our clients to establish floor materials, cabinet finishes, countertops, ceramic tile, fixtures, and wall colors to create spaces that can be enhanced by the soft goods.

With Brad’s training (Engineering at Brown, Architecture at Yale) we are uniquely paired to provide complete design services to clients who want to create their own unique style. We do not have a design agenda that we look to apply to our clients’ projects. Rather, we look for clients who have ideas and who truly care about their homes, but who need help in realizing (and expanding) their vision.



Same house, two very different bathroom designs. Your style is our style.



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CELEBRATING 30 YEARS OF  
MAKING ATLANTA HOMES BETTER  
FOR LOCAL HOMEOWNERS.**



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WHAT’S NEW ?

### Brad’s House Wins at NARI CotY Awards

We are very proud to announce that Brad’s house won first place at the 2009 NARI Atlanta Contractor of the Year awards in the Residential Exterior Specialty category!

“Thank you to all of you who helped me celebrate the completion of my new addition by attending my open house in October.” – Brad





## REMODELING'S "SWEET SPOT"



*Brad Cruickshank, Founder*

Our 2010 workload is dramatically ahead of what we saw in 2009. Repair and maintenance projects are the most common as trees fall on houses, water heaters leak, and pipes freeze and burst. Yet, with housing prices low, we also have clients with newly purchased homes that we are customizing for them. Additionally, we have other clients who feel that the worst of the economic downturn is behind them, so they are proceeding with major remodeling projects that will improve the daily lives of their families.

As home mortgage interest rates, home values, and re-sale rates continue to be low, and remodeling activity continues to rise, as homeowners, we're in a "sweet spot" right now. But lumber and oil prices are predicted to go up this summer and oil affects the cost of most building materials. In fact, I recently received a notice from a major local drywall supplier announcing a whopping 20% price increase, effective March 15. So I can't help but wonder, how long this "sweet spot" can continue. Not long according to the experts.

In its recent report, the Harvard Joint Center on Housing Studies predicts that aggregate residential remodeling activity will increase after 2010 Q1 for the first time in nearly two years. So if you're thinking of buying or doing any kind of home remodeling, the sooner you do it the better.

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