

Questions and More Questions - The Thomas Project Story

By George Metzler

Craig and Judy Thomas contacted me about renovating their home in Malvern after seeing [other projects](#) that we completed in their neighborhood. Like many of our clients who have never been through a full scale renovation project, they had many questions:

- What can we do with our home?
- What are we permitted to do by our Borough?
- How much will it cost?
- What if we uncover problems with our home?
- How can we avoid drawing something that we can't afford?

Because I hear these questions a lot, we developed a service at Rittenhouse Builders to do a feasibility study for homeowners who are unsure about even having drawings created. This process is called the [Rittenhouse Project Review](#), which we use to answer questions and help to prepare our clients to work with an architect.

After completing the Project Review, Craig and Judy felt confident that many of their goals could be realized at a price that they could live with.



Their next step was to select a person to draw their renovation/addition. At Rittenhouse Builders, we work with excellent independent [architects and designers](#). In Craig and Judy's case, we provided several references and also suggested that they look into our own Rittenhouse Design Services to achieve their goals affordably in their time frame.

Craig and Judy chose to work with Bob Heine, our in-house designer. Bob's assessment of their home identified the problems that they dealt with every day.

- Front entrance lacked aesthetic appeal and offered no protection from the elements for guests.
- The dining area was cramped, shared part of the front family room, and lacked a view to the outside.



What Craig and Judy said about their experience remodeling their home with Rittenhouse Builders.



We used Rittenhouse Builders for every phase of our project and were pleased every step of the way. As part of their Project Review Services, George provided us with comprehensive cost estimates for our various ideas to help us determine whether or not an addition was even feasible for us. Once we decided to move forward, we used their in-house design services to produce our plans, which proved to be a cost-effective and fun process.

Choosing Rittenhouse Builders for construction was an easy decision. With Rittenhouse, we felt confident that not only would we get a good final product, but also that the construction process would be well planned and organized.



- The narrow back entrance lacked a coat closet and led directly into the cramped 7' x 8' kitchen.
- There was one small bathroom for the house located inconveniently for guests on the second floor.
- Many windows were old, inefficient, and needed to be replaced.

Of course, it is easy to pick at the faults of a 50 year old house. The challenging part is to bring our clients desires to life and Craig and Judy had a lot of dreams for their home...

1. A spacious modern kitchen and dining area with open views of the back yard.



What especially impressed us was that there was no down time on our project. Jason, our project supervisor, was at our house every morning by 6:45 and ready to start work promptly at 7. Megan, back at the office, happily answered our



never-ending stream of questions. And George remained available throughout the process to explain different options or give us guidance when we needed it. We always felt that our satisfaction was a top priority for Rittenhouse. When there were glitches, which are inevitable no matter who the builder, the Rittenhouse folks were on top of it immediately. **We never felt like we were in this alone. Our project was completed on time and all the Rittenhouse workers and subcontractors were courteous and professional.**

We love our new space. Thank you Rittenhouse Builders!

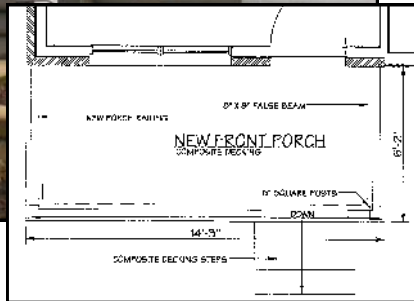
Craig and Judy Thomas



2. A side entrance into a mudroom with built-in cubbies.

3. An attractive front porch to add curb appeal while providing protection for visitors.

4. A full bathroom on the first floor for friends and family to use.



This wish list had to be accomplished within the confines of an affordable budget and within the fairly rigid design of the original house.

Bob and I worked with Craig and Judy to create a plan in harmony with the competing notions of realizing their dreams, but on a budget that they could live with. After several design iterations, what emerged was the one story addition and kitchen/bathroom renovation primarily situated on the rear of the home with a new welcoming front porch. Because they used our Rittenhouse Project Review Service, they could make decisions throughout the project fully informed of what the cost impact would be of their Design Requests.



Construction Photos...



Craig and Judy like many of our clients did their first full scale renovation project with Rittenhouse Builders. They started this process with many questions and a desire to make their home a more enjoyable place to live.

We worked together every step of the way to bring their dreams to life and in the process built lasting relationships which make this job so enjoyable for me.

George Metzler

