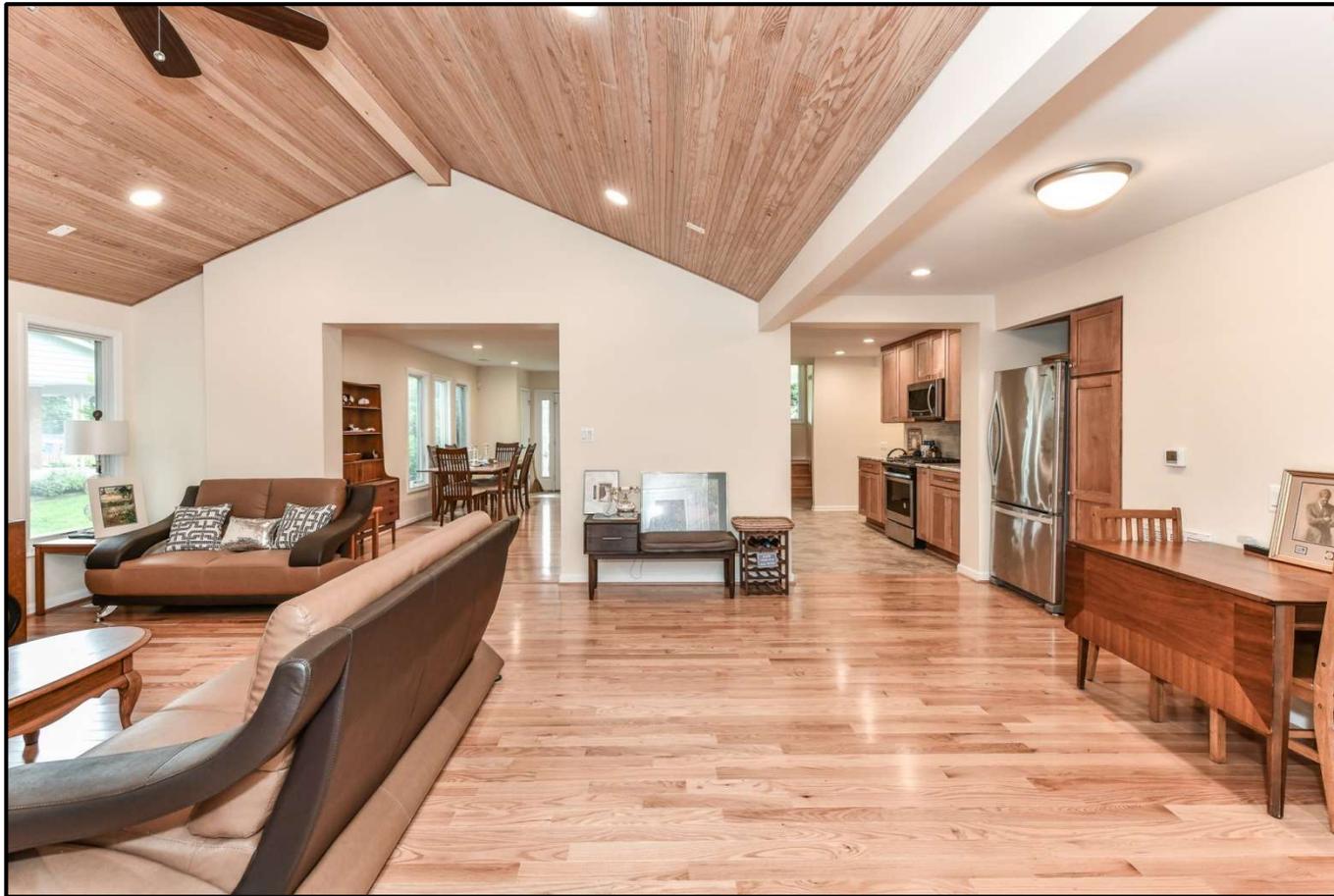


Welcome to our Featured Home Event: “After the Fire: A Whole House Remodel”

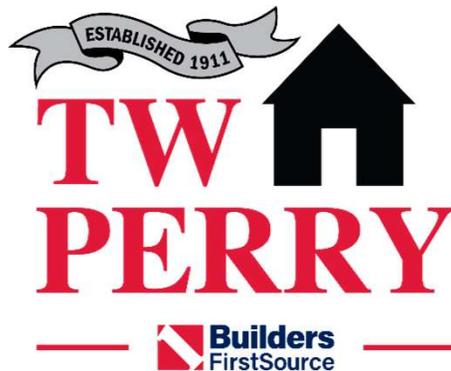


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Project Story

This is the unique story of an original Schroeder Design/Build remodel, followed by a devastating whole-house fire, followed by a restoration to its former self.

These clients purchased a home we previously remodeled for mobility disability access. The wife herself is a wheelchair user. Then, after just thirteen months in the home, their house was gutted by a fire that started in the clothes dryer. They loved their home and asked us to remodel it almost exactly as it was, along with some desired additions for enhanced accessibility.

Luckily, we still had the original plans and could work within their short timeline.



Fire damage to bathroom



Fire Damage

What the fire didn't damage, the smoke and water did.



Fire Damage



Fire Damage



Fire Damage



Stunning Restoration



After Restoration: Kitchen

Stunning Restoration



After Restoration: Great room looking into dining room

Stunning Restoration



After Restoration: Master bedroom

Stunning Restoration



After Restoration: Master bathroom

Before & After

Although the clients loved their previous **kitchen**, it had only one entrance and many sharp corners that were difficult for the wheelchair to traverse. We remodeled the kitchen to widen openings, remove corners, and add a new entrance. The refrigerator, stove and sink were relocated to new areas to enable better flow and functionality. The color scheme was also updated, changing from dark countertops and cabinets to light ones.



Before: Kitchen



After Fire: Kitchen



After Restoration: Kitchen

Before & After

We originally created the **master bedroom** addition with its custom built-in cabinets in the previous remodel. After the fire, we restored the master suite with upgrades to the cabinets and flooring.



Before: Built-ins in Master Bedroom addition



After fire: Built-ins



After Restoration: Master Bedroom

During & After

We had to tear out most everything in the **great room**, stabilize the walls and ceiling, and rebuild the tongue and groove ceiling with its intricate angles and cathedral shape.



After fire: Nothing left of the walls & ceiling



During: new construction for walls & ceiling

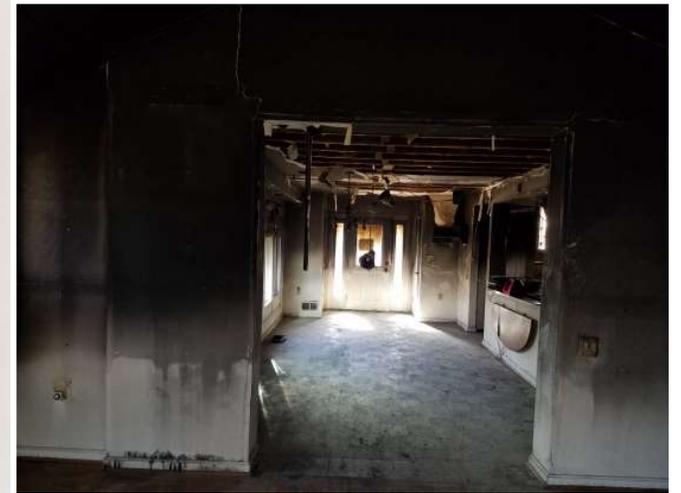


After Restoration: Great room

Before & After



After restoration: Dining room to front door view



Fire damage

Before & After

The **upstairs bathrooms** were enhanced with upgrades.



After fire



Before & After

Remodeling upgrades to the **bathrooms** modernized them.



Desired Upgrades

The clients loved their home, yet requested some modifications during the restoration:

- Restore their beloved home to pre-fire condition
- Return to their house by Christmas deadline
- Better traffic flow
- Add a walk-in tub
- Create a handicapped-accessible kitchen
- Add mobility disability access features
- Asbestos insulation removal
- Relocation of the washer and dryer within the house to alleviate fear of another fire. The laundry had previously been located next to the kitchen. It was moved to a separate utility room.



After: Master roll-in shower

How We Met Client Needs

- **Restoration/Remodel:** Using the prior remodel's plans, we reproduced the home to its pre-fire condition, with remodeling to add a number of accessibility enhancements.
- **Deadlines:** We met the client's Christmas deadline.
- **ADA Features:** Since the wife must use a wheelchair and has mobility disability issues, the family wanted to add ADA features and accessibility.
 - **Master bathroom:** We created a space for, and added, a walk-in tub. We rebuilt the walk-in shower, using a sliding barn door to allow unfettered access, and custom-designed the sink/vanity to offer roll-under access.
 - **Kitchen:** We reconfigured the space to remove tight corners that inhibited wheelchair turning ranges and added several entrance/egress points. We also added pull-out shelving to lower cabinets and removed a former office/desk area next to kitchen to create a doorway and larger kitchen space.
 - **Throughout house:** Switches and outlets were modified to wheelchair height throughout the house. Doorways were widened. Thresholds between flooring heights were eliminated. Turns and corners were eliminated to enhance access and flow.
- **Laundry:** The previous carport was redesigned into an enclosed room and the washer and dryer were relocated here. Cabinetry and counter space were added to create a useful utility and storage room.
- **Second Floor:** Upstairs, bedrooms and bathrooms were restored, with updates for a more modern look and feel. We gave the clients an extra-deep tub—a treat for the husband.



Extra-deep tub in upstairs bathroom

Beautiful Upgrades



Before: Fire-damaged stairway



After: Beautifully-restored stairway



Before: Fire-damaged kitchen wall



After: Modern kitchen with tile accent wall



Before: Older-looking master shower



After: Enhanced ADA master shower

Functionality Enhancements

WHOLE HOUSE FUNCTIONALITY ENHANCEMENTS:

- Traffic flow enhanced by eliminating as many corners and turns as possible
- Widened doorways
- Elimination of thresholds between flooring types
- Hardwood & tile flooring

MASTER SUITE FUNCTIONALITY ENHANCEMENTS:

- Walk-in tub
- Roll-under sink custom modified to fit the space and enable wheelchair access
- Barn door master shower door
- Spring-loaded pull-down access to racks in master closet



Functionality Enhancements

KITCHEN FUNCTIONALITY ENHANCEMENTS:

- No-threshold transitions
- Pull-out lower cabinets for easier access
- Multiple entrances/exits
- Better flow



Functionality Enhancements

OTHER FUNCTIONALITY ENHANCEMENTS:

- Doorways widened to enable wheelchair access
- Multiple egress points added to each first floor room
- Corners and sharp turns eliminated
- Traffic flow enhanced with larger rooms
- Counter space added to kitchen, bathrooms and utility room
- Switch & outlet heights modified for wheelchair-height access
- Thresholds between rooms and flooring types eliminated
- Lights and fans have remote controls
- The kitchen went from being a small, enclosed room to a large and light-filled room



Newly-opened entrance to kitchen. Expanded kitchen.



Before: These thresholds were eliminated



Before: Small, enclosed kitchen with limited access

Enhancements

COLOR ENHANCEMENTS:

- Kitchen colors changed from black to light-colored countertops and cabinets
- A soothing, neutral color scheme throughout first floor
- Soothing gray walls in the master bath accented by a tile floor and shower enclosure and marble countertops, adding contrast with the wooden cabinets
- Black and white accent tiles in upstairs bathrooms highlight the marble-grain tiled wall



Color and contrast in flooring, countertops and cabinetry

SYMMETRY & BALANCE ENHANCEMENTS:

- The tongue and groove great room ceiling coordinates with the same-colored floor
- Sightlines from front door lead to the cathedral ceiling in the great room, directing the eye towards the floor-to-ceiling windows
- Double doorways divide the living and kitchen/dining areas



Rhythm, balance and symmetry with two doorways

Other Enhancements

EMPHASIS ENHANCEMENTS:

- The wooden cathedral ceiling and the floor-to-ceiling windows in the great room create striking focal points
- Tile accents in shower walls



Safety

SAFETY:

- Because the client was afraid of another fire, the **laundry** was relocated to a separate utility room.



Washer & dryer where the fire started.



New laundry room/utility room.

Craftsmanship

The home's great room had a **hardwood tongue and groove ceiling** originally that the homeowners loved. After the fire, smoke and water-damaged slats were removed and existing trusses and supports were either salvaged or replaced with upgrades. Part of the interior required reframing to be more structurally sound. Installation of the new tongue and groove ceiling took painstakingly-exact labor. Unique angles needed to be considered above the glass wall frame.

Fire-Damaged Ceiling



During



After Restoration: Great room

Challenges

TIMELINE CHALLENGES:

- Clients wanted to be back in their home by Christmas and out of the small, cramped, temporary apartment.
- Insurance company deadlines. We had to complete the job before the insurance carrier stopped paying for the clients' temporary lodging.
- Low insurance company estimate. It required a lot of intervention by our team to get the required funding from the insurance company.

CONSTRUCTION CHALLENGES:

- Almost everything in the house had to be gutted. It took two weeks to clear the house.
- We were able to salvage the home's shell and original footprint, but had a huge challenge in how to support the roof while tearing out the supporting walls. We did this by installing temporary walls and bracing.
- All the plumbing PVC piping and electrical wiring had melted, and ductwork had to be removed.
- We found asbestos in the walls' drywall mud and floor mastic and had to hire a certified remediator.
- The house required significant smoke remediation.
- Neighborhood kids were breaking into the home. We secured the house with 2'x4' plywood over entrances.
- We added a special angled cut-through to the kitchen island with wiring reconfigured inside the island.



After Fire: Master suite addition exterior with melted siding



After: Master suite exterior restored

Results

In the End...

The husband and wife were happy to be back in their dream home after more than a year in temporary lodging, and thoroughly enjoy the upgrades in this remodel. They have become what we call “super fans” of our company and continually refer us to others in their neighborhood.

“

In her words:

As I use a wheelchair, we not only needed to find an excellent design and construction firm, we needed to contract with a firm who understood ADA compliance issues. Schroeder Design/Build has long-standing experience with aging in place design. They addressed concerns in the architectural phase that had not even occurred to me, and which make my life in my home easier. They also worked with our insurance company as needed to resolve technical issues to the satisfaction of all concerned.

Because we suffered a whole house loss, the rebuild was a long process, but Schroeder kept us up to date with weekly in-person status meetings. This allowed all parties to recognize and address issues early and get them resolved quickly.

What the house has given me is freedom. I can cook, do laundry, and bathe myself without fear of falling because of the way the house is now set up. I have much more independence.

”



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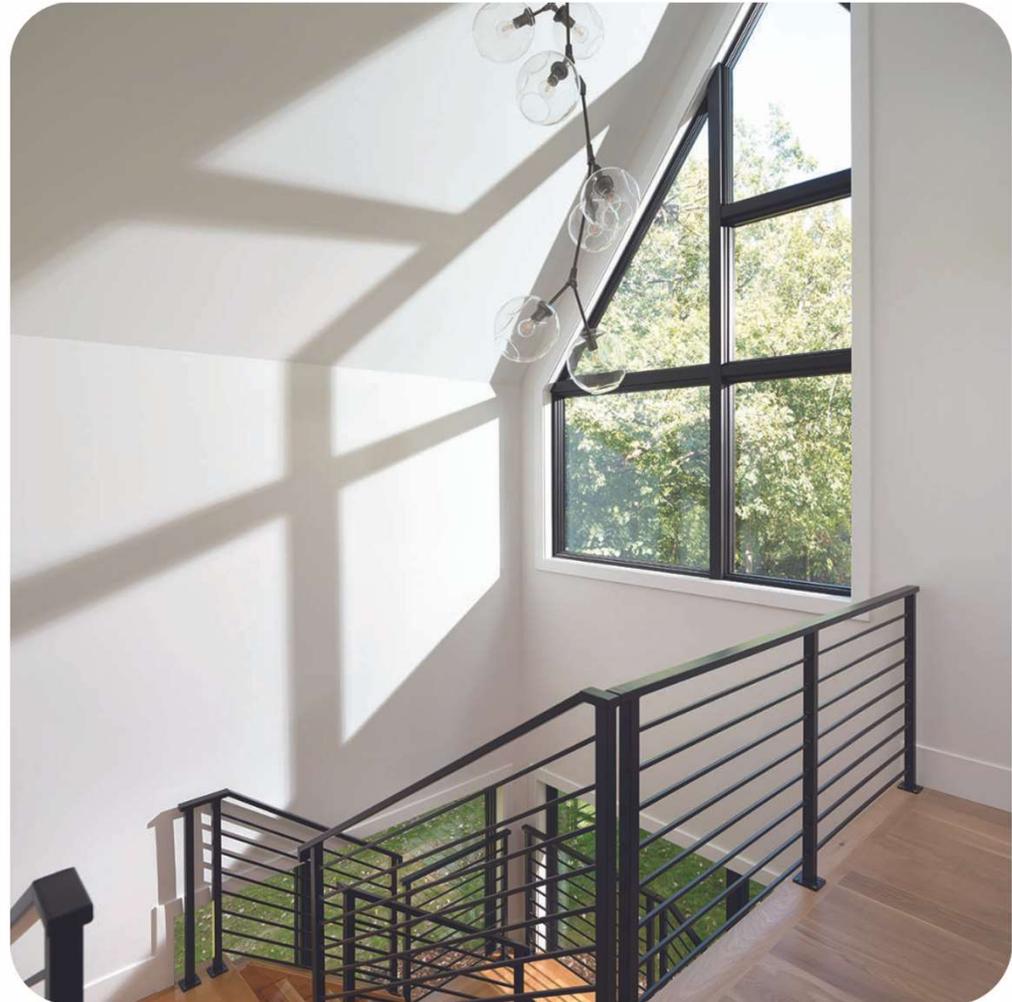
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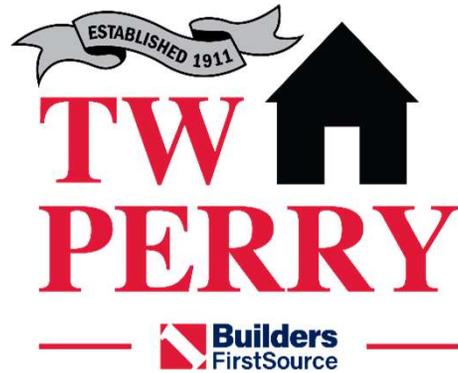
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